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Executive Summary Report

Appraisal Date 1/1/2006 - 2006 Assessment Roll

Area Name / Number: Haller/Bitter Lakes/Licton Springs / 6

Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 629

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2005 Value	\$117,700	\$173,900	\$291,600	\$318,500	91.6%	14.07%
2006 Value	\$143,300	\$171,400	\$314,700	\$318,500	98.8%	12.91%
Change	+\$25,600	-\$2,500	+\$23,100		+7.2%	-1.16%
% Change	+21.8%	-1.4%	+7.9%		+7.9%	-8.24%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.16% and -8.24% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2005 Value	\$125,800	\$171,100	\$296,900
2006 Value	\$155,900	\$162,900	\$318,800
Percent Change	+23.9%	-4.8%	+7.4%

Number of improved Parcels in the Population: 3442

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2005 or 2006 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

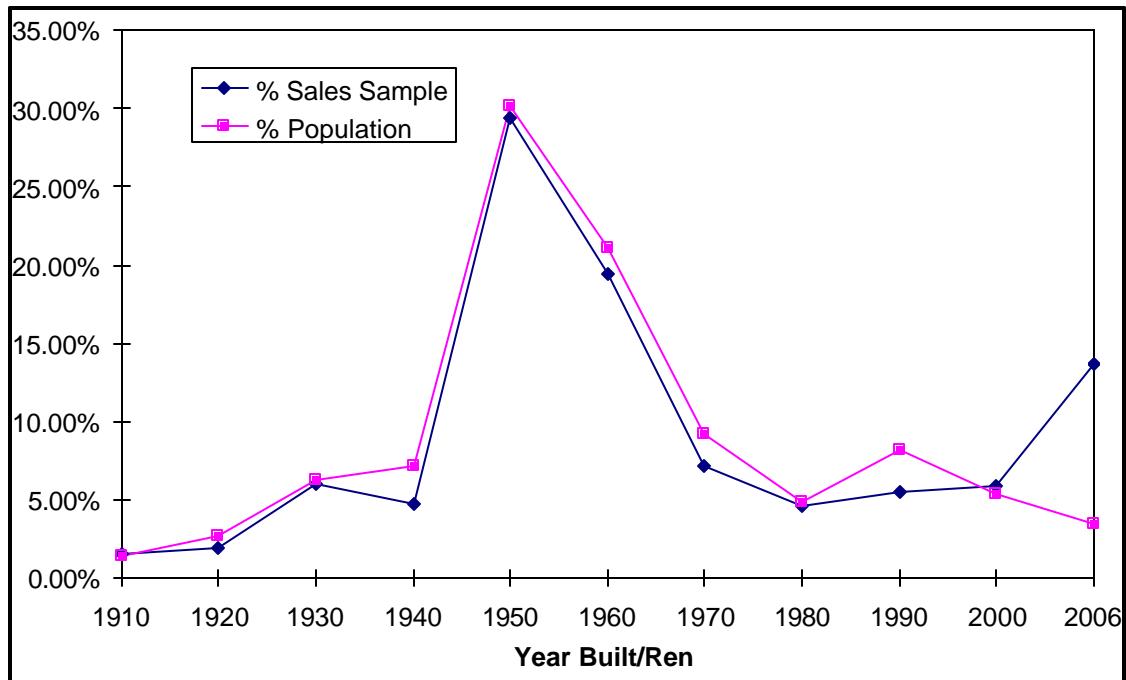
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2006 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	10	1.59%
1920	12	1.91%
1930	38	6.04%
1940	30	4.77%
1950	185	29.41%
1960	122	19.40%
1970	45	7.15%
1980	29	4.61%
1990	35	5.56%
2000	37	5.88%
2006	86	13.67%
	629	

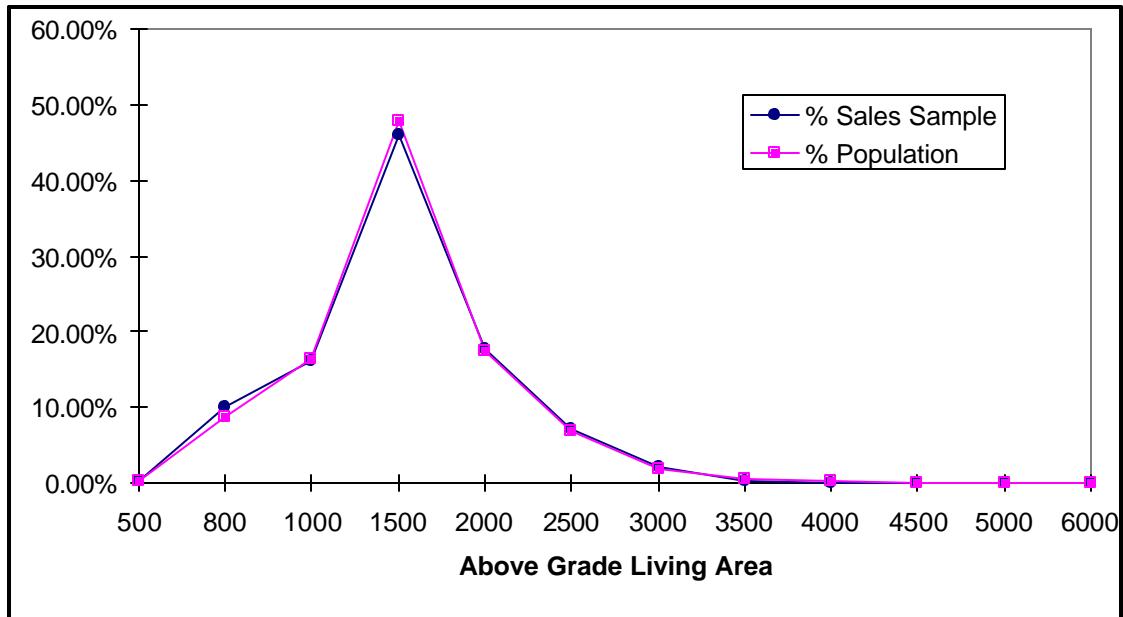
Population		
Year Built/Ren	Frequency	% Population
1910	48	1.39%
1920	91	2.64%
1930	218	6.33%
1940	248	7.21%
1950	1037	30.13%
1960	726	21.09%
1970	319	9.27%
1980	168	4.88%
1990	281	8.16%
2000	187	5.43%
2006	119	3.46%
	3442	



Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

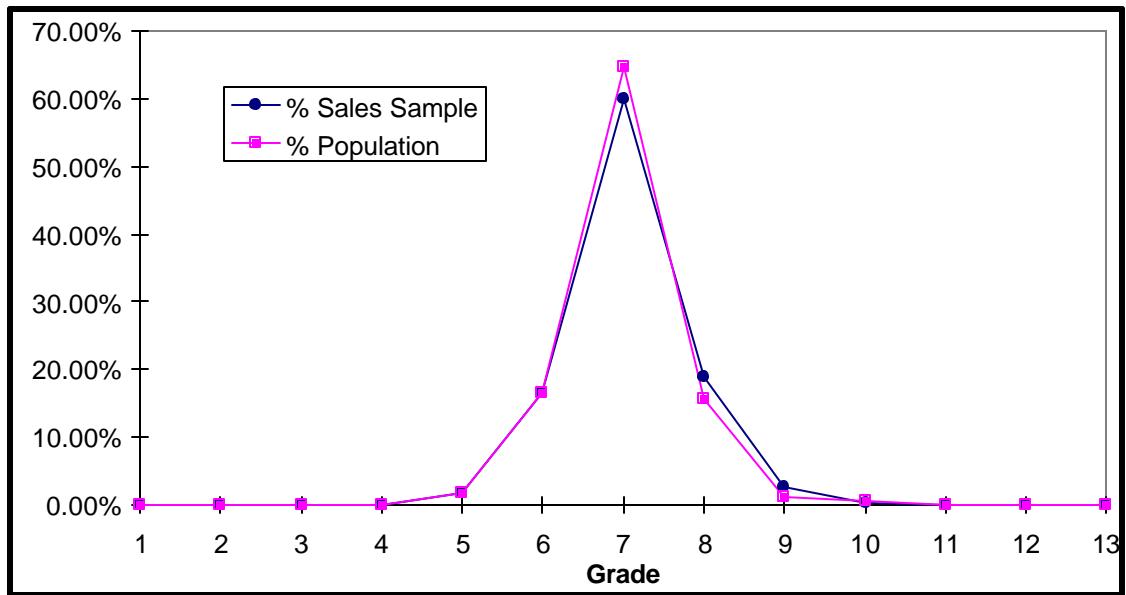
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	2	0.32%	500	7	0.20%
800	63	10.02%	800	299	8.69%
1000	102	16.22%	1000	560	16.27%
1500	290	46.10%	1500	1652	48.00%
2000	111	17.65%	2000	603	17.52%
2500	45	7.15%	2500	233	6.77%
3000	14	2.23%	3000	60	1.74%
3500	2	0.32%	3500	15	0.44%
4000	0	0.00%	4000	11	0.32%
4500	0	0.00%	4500	2	0.06%
5000	0	0.00%	5000	0	0.00%
6000	0	0.00%	6000	0	0.00%
	629			3442	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

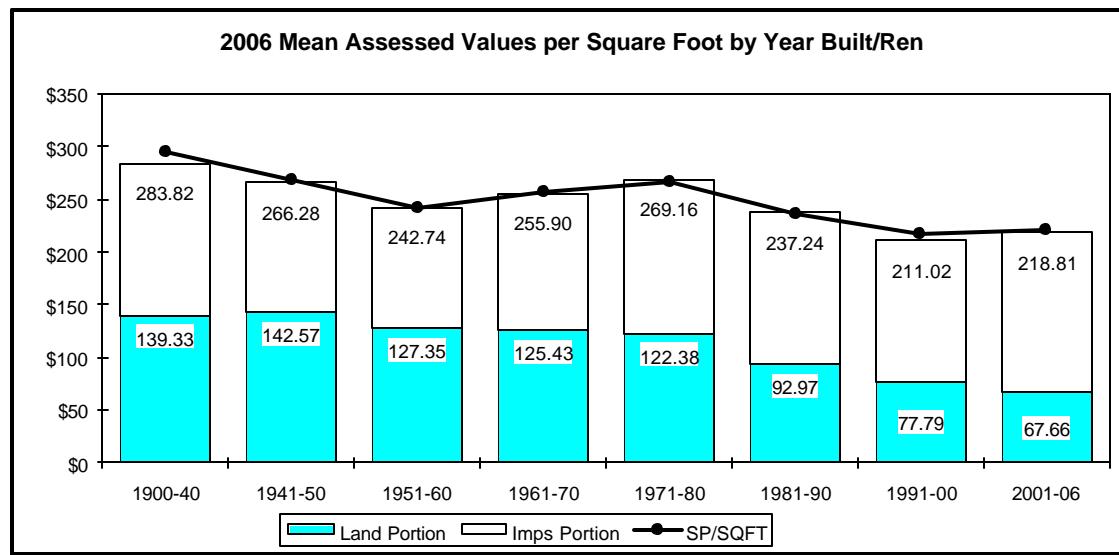
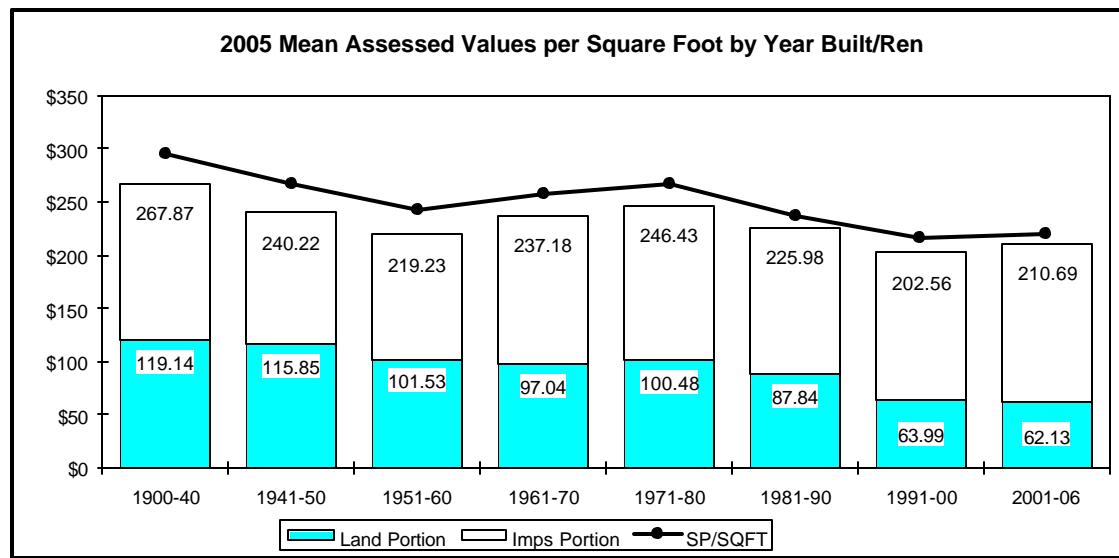
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	2	0.06%
5	11	1.75%	5	58	1.69%
6	104	16.53%	6	565	16.41%
7	378	60.10%	7	2231	64.82%
8	118	18.76%	8	532	15.46%
9	16	2.54%	9	39	1.13%
10	2	0.32%	10	15	0.44%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	629			3442	



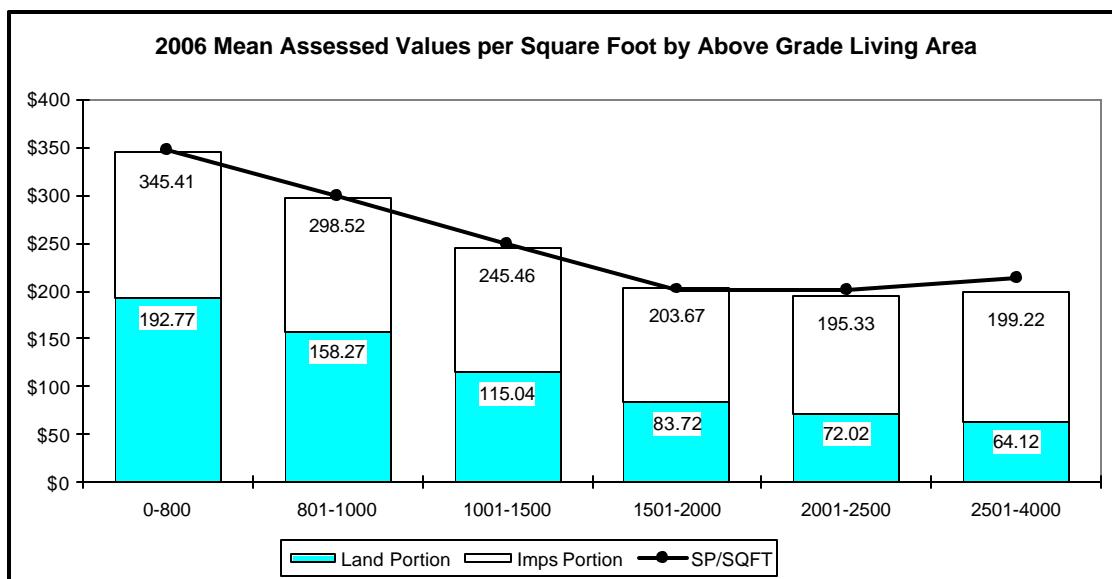
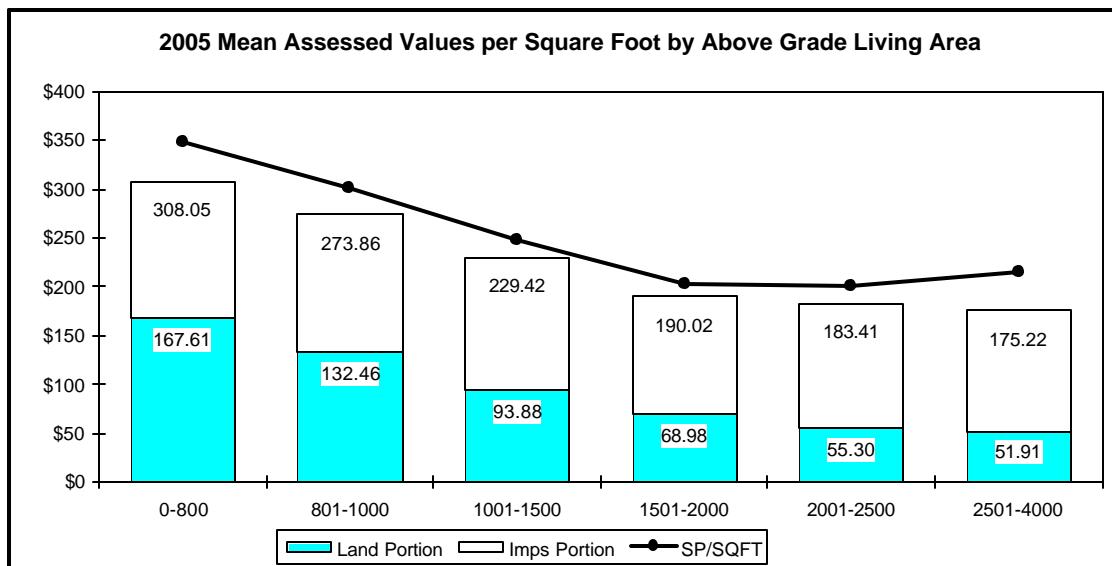
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2005 and 2006 Per Square Foot Values by Year Built or Year Renovated



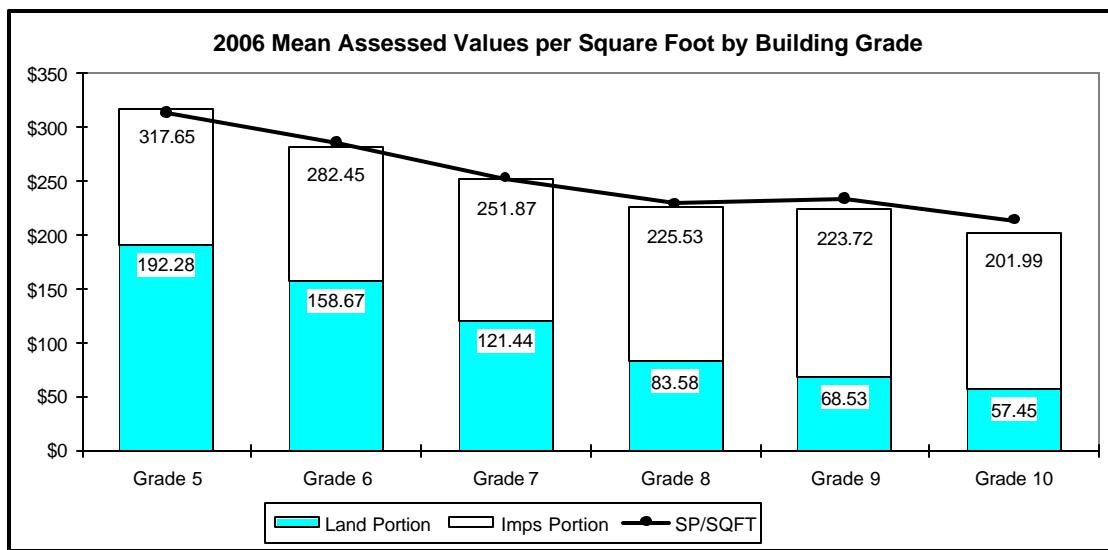
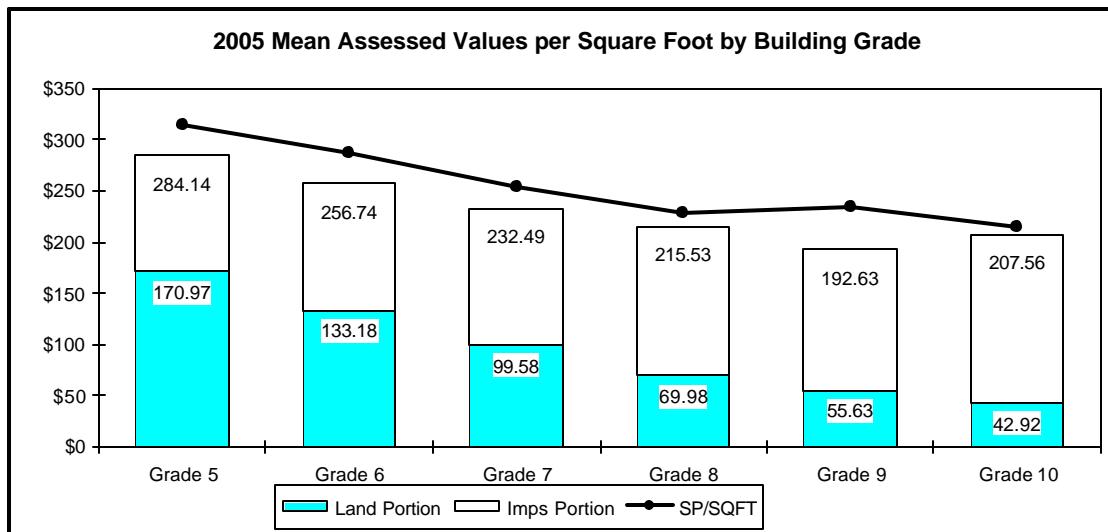
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values by Above Grade Living Area



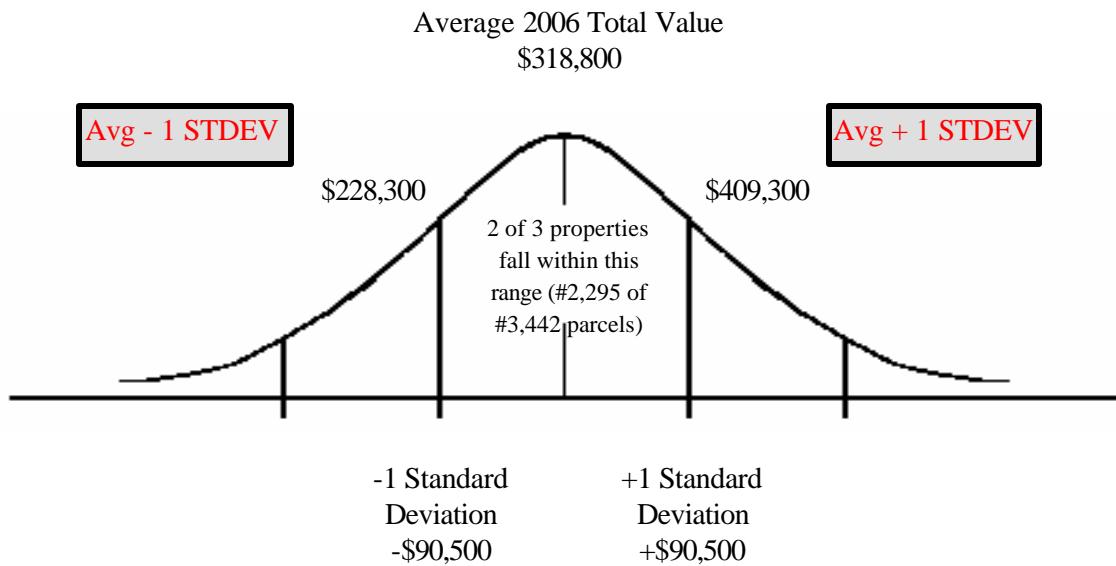
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values by Grade



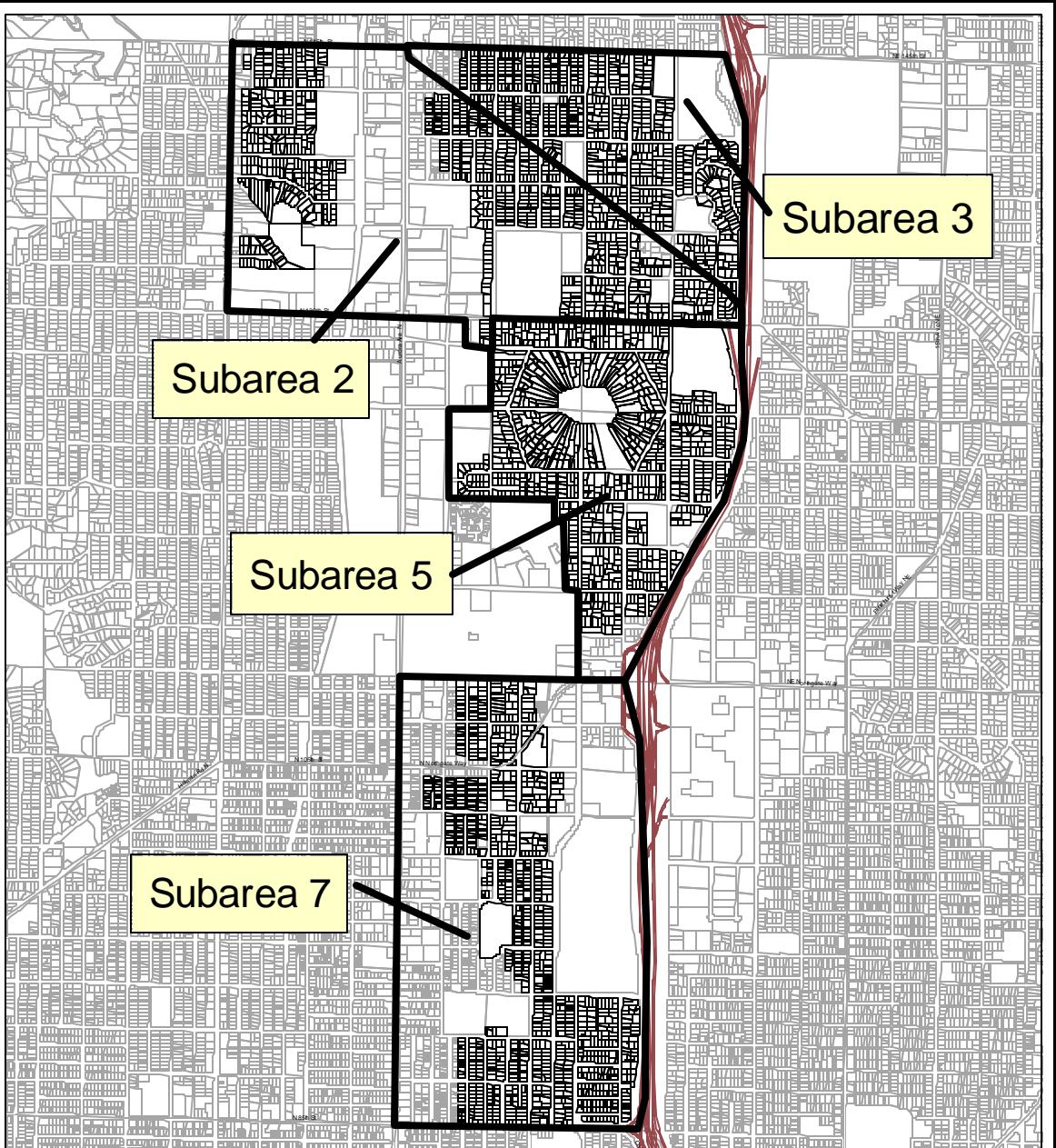
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2005 or 2006 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.



Area 6

Subareas

The information included on this map has been compiled by King County from various sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or fitness for the use of such information.

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File Name: JS Project not yet saved



January 27, 2005

0.09 0 0.09 0.18 0.27 0.36 Miles



King County
Department of Assessments

Legend

	Freeways
	Streets, primary
	Map data.shp
	2
	3
	5
	7

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ✚ Sales from 1/2003 to 1/2006 (at minimum) were considered in all analyses.
- ✚ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- ✚ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Haller/Bitter lakes / Licton Springs

Boundaries:

This area is bounded to the north by 145th Street, to the east by Interstate 5, to the south by North 85th Street and by Greenwood Avenue North to the west; less the portion south of North 130th Street and west of Aurora Avenue North

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 6 is located within the City of Seattle city limits and north of the downtown core. The population of this area is heterogeneous and urban in nature. The area is known as Bitter Lake, Haller Lake and Licton Springs neighborhoods. This area includes grade 4 to 10 house with the predominate grade of seven (7). Homes were built between 1900 and 2006 with the predominant ages being between 1940 and 1960. This area is influenced by its proximity to Jackson Park Golf Course, Northgate Mall and Green Lake. This area includes two small lakes, several small parks, two cemeteries, Northwest Hospital and North Seattle Community College. This area has an overall population of 3599 of which over 97% are improved.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2006 recommended values. This study benchmarks the current assessment level using 2005 posted values. The study was also repeated after application of the 2006 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 14.07% to 12.91%.

Scope of Data

Land Value Data:

Vacant sales from 1/2003 to 1/2006 were given primary consideration for valuing land. This urban area has a limited number of Vacant sales

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the

Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 3599 parcels in Area 6, of which 103 are vacant and 83 are waterfront. All vacant land and tear down sales between 1-1-03 and 12-30-05 were verified.

Most of the lots in this area range from 6000 square feet to 8000 square feet, however there are a number of larger lots. Due to the limited number of vacant lots and the desire to live near the city, short subdivision of the larger lots is occurring in this area. In addition, smaller older houses, which have used up their economic life, are being demolished and new houses area replacing them.

Most properties with L-1 (one living unit per 1600 square feet of land) zoning and having an older home had the building torn down and the lot was short plated into three (3) to four (4) lots. There were no vacant or teardown properties zoned LDT (one living unit per 2000 square feet of land).

There are two (2) lakes in this area, Haller Lake and Bitter Lake. There were no vacant land waterfront sales so match pair analysis was used to determine the waterfront adjustment. Matched pair analysis also indicated properties located near Haller Lake and portions of Bitter Lake needed an additional upward adjustment.

Properties located near Interstate 5 and neighborhood commercial areas (Other Nuisances) needed a downward adjustment. Properties impacted by traffic noise along busy surface streets also need a downward adjustment. Matched pair analysis was used to determine the needed adjustments for these types of properties.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Area 6 Land Model

L-1	lot size about 1600 sq ft	\$ 80,000
LDT	lot size about 2000 sq ft	\$ 80,000

SF 5000 and SF 7200 Zoning

Skinny lots (2700 sq ft & 25 ft wide lot)	\$ 100,000
---	------------

Normal lot width lots (30 + wide)

3000 sq ft	\$ 125,000
4000 sq ft	\$ 130,000
5000 sq ft	\$ 140,000
6000 sq ft	\$ 150,000
7000 sq ft	\$ 160,000
8000 sq ft	\$ 162,000
9000 sq ft	\$ 164,000
10000 sq ft	\$ 166,000
11000 sq ft	\$ 168,000

Adjustments

Other Nuisances not freeway noise	-10 to 30%
Traffic	Extreme
	-30%
	High
	-20%
	Moderate
	-10%
Lake influence	+10%
Waterfront	+200,000

Notes:

- * If Traffic and other Nuisances coded, apply only the traffic adjustment.
- * If property has L-1 or LDT Zoning and has a lot that could be divided into additional sites than value accordingly. i.e. If a property is zoned L-1 with a lot size of 5000 sq ft, than $5000 \text{ sq ft} / 1600 \text{ sq ft} = 3.125$ sites, round down to nearest whole number = 3 sites * \$80,000 = \$240,000 land value.

Vacant Sales Used In This Physical Inspection Analysis
Area 6

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	016400	0411	1/10/05	\$295,000	7160	NO	NO
2	178760	0262	6/10/04	\$160,650	8455	NO	NO
2	615020	0010	6/23/03	\$118,500	6817	NO	NO
2	615020	0250	3/19/03	\$125,000	6800	NO	NO
2	615020	0250	5/22/03	\$158,000	6800	NO	NO
2	641460	0174	1/27/04	\$135,000	5893	NO	NO
3	223900	0015	9/23/03	\$280,900	7800	NO	NO
3	645030	1320	5/9/03	\$83,500	5720	NO	NO
3	645030	2030	5/28/05	\$275,000	4725	NO	NO
5	292604	9395	6/7/04	\$150,000	7200	NO	NO
5	641160	0112	3/28/05	\$190,000	8100	NO	NO
5	641160	0282	6/29/04	\$200,000	7500	NO	NO
5	641210	0026	9/22/03	\$175,000	8391	NO	NO
7	199720	0120	4/20/05	\$278,000	5196	NO	NO
7	304770	0075	3/31/04	\$242,000	5387	NO	NO
7	312604	9188	11/12/03	\$210,000	5001	NO	NO
7	312604	9431	1/13/04	\$125,000	7211	NO	NO
7	435870	0053	6/27/03	\$95,000	8922	NO	NO

Vacant Sales Removed From This Physical Inspection Analysis
Area 6

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	192604	9046	1/15/03	\$225,000	TEAR DOWN; SEGREGATION AND/OR MERGER
2	192604	9377	9/5/03	\$220,000	TEAR DOWN; SEGREGATION AND/OR MERGER
2	192604	9436	11/8/05	\$217,999	QUIT CLAIM DEED
3	645030	2620	7/9/03	\$30,000	QUIT CLAIM DEED
5	303420	0599	2/26/03	\$106,667	PLOTTAGE; BUILDER OR DEVELOPER SALES
5	641210	0010	7/8/04	\$175,000	TEAR DOWN; NO MARKET EXPOSURE
7	099300	1075	7/27/04	\$210,000	TEAR DOWN; SEGREGATION AND/OR MERGER
7	099300	1330	5/25/04	\$352,500	TEAR DOWN; SEGREGATION AND/OR MERGER
7	099300	1340	5/25/04	\$352,500	TEAR DOWN; SEGREGATION AND/OR MERGER
7	099300	2303	6/19/03	\$325,000	TEAR DOWN; SEGREGATION AND/OR MERGER

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2006 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

This area is located in north Seattle north of Green Lake and south of the city limits. There are two small lakes, shopping, a major hospital and a public golf course. There is easy access to downtown Seattle via Interstate 5 or Aurora Avenue North. Most houses in this area were built between 1940 and 1960. The average quality house is grade 7, however the newer houses are constructed with higher quality materials and are grades 8 and 9.

Over the past 15 years, this area has seen a building boom. Parcels with older homes that have used up their economic life are being demolished and replaced with new houses. Infilling is also going on in this area. Builders have been buying larger parcels with existing homes, cleaning up, painting and repairing the building, short subdivided the lot into additional sites, building a new home on the new parcel and then selling both parcels. A portion of this area was rezone from a residential zoning to Lowrise 1 (L-1). This rezoning allows one site per 1600 square feet of land area. The parcels with this zoning have been bought by builder/developer, the existing buildings are demolished, the parcels are short subdivided into 3 to 4 sites and common wall town homes are being built.

Insufficient sales were available to develop model variables for parcels with houses in poor or fair condition, or waterfront parcels. However, there are a number of these properties in the population. Therefore, appraisers had to rely on other market indicators to value for these strata.

Finally, as expected, the model performed best on parcels that were well represented in the sales sample and did not perform well for those under represented or not represented. These parcels included properties with multiple improvements, building grades less than 5 or greater than 10, buildings with very large above grade living area (AGLA), lots with more than 23,600 square feet land area, and waterfront parcels. Other valuation tools such as reproduction cost new (RCN) and reproduction cost new less depreciation (RCNLD) were available to aid in value selecting poorly represented parcels. Ultimately, appraiser judgment was the most critical factor in selecting values for all parcels.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Area 6 Estimated Market Value Equation Formula for the 2007 Tax Roll Multiple Regression Model

R-Squared = 0.7238320

Intercept	3.4922930
+ if Sub Area =5 than LN(10)	*
+ if Sub Area = 7, than LN(10)	*
+ if First Floor <300 square feet, than LN(10)	*
+ if Living Unit >1, than LN(10)	*
+ LN(Base Land/1000)	*
+ LN(2006-Max(Year Built, Year Renovated)+1)	*
+ LN(EXP(Building Grade))	*
+ if Building Grade > 8, than LN(10)	*
+ if Building Condition = Good, than LN(10)	*
+ if Building Condition = Very Good, than LN(10)	*
+ LN(((Attached Garage + Basement Garage + Detached Garage)/10) + 1)	*
+ LN(First Floor square footage / 100)	*
+ LN((Half Floor square footage / 100) +1)	*
+ LN(((Total Basement + ((Finished Basement Grade > 5)*(Finished Basement square footage))) - Basement Garage square footage)/100)+1)	*
+ if Lot size is > 12000 square feet, than LN(10)	*
+ if Traffic = Average, than LN(10)	*
+ if Traffic is > Average, than LN(10)	*
+ LN((Second Floor square footage + Upper Floor square footage) / 100) + 1)	*
	<hr/>
	Total

than EXP(Total) * 1000 = Estimated Market Value (EMV)

than truncate EMV to the lower thousand; EMV – Land Value = Building Value

Supplemental Models

Waterfront parcels located on Haller LakeTotal EMV * 1.30

Waterfront parcels located on Bitter LakeTotal EMV * 1.25

EMV values were not generated for:

- Buildings with grade less than 3
- Parcels with more than one building
- If total EMV is less than base land value
- Buildings with % obsolescence greater than 0
- Buildings with % net condition greater than 0
- Buildings < 100% complete

- Lot size less than 1,000 square feet

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 6

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	615020	0435	7/28/05	\$200,400	650	0	5	1931	3	5360	0	0	13541 MERIDIAN AV N
2	192604	9172	7/22/03	\$186,000	760	0	5	1943	4	5085	0	0	14333 DAYTON AV N
2	615020	0069	3/29/05	\$260,000	600	0	6	1942	5	7107	0	0	1611 N 137TH ST
2	614970	0340	11/10/05	\$236,700	660	0	6	1945	5	7560	0	0	13753 ASHWORTH AV N
2	615020	0495	11/19/04	\$205,000	670	0	6	1942	3	6800	0	0	13528 BURKE AV N
2	615020	0100	3/4/04	\$215,000	710	0	6	1943	5	6800	0	0	13532 ASHWORTH AV N
2	615020	0520	5/23/05	\$238,500	760	0	6	1946	3	6800	0	0	13518 BURKE AV N
2	615020	0470	9/29/04	\$259,950	780	0	6	1948	4	4680	0	0	1903 N 137TH ST
2	645030	4320	2/22/05	\$250,000	780	0	6	1952	4	5250	0	0	14014 STONE AV N
2	016400	0176	3/20/04	\$230,000	800	0	6	1955	4	6750	0	0	600 N 138TH ST
2	192604	9183	6/23/03	\$216,000	810	0	6	1947	4	6750	0	0	12811 ASHWORTH AV N
2	645030	4155	11/4/05	\$265,000	840	0	6	1947	3	6615	0	0	14003 ROSLYN PL N
2	615020	0390	12/19/05	\$275,050	860	0	6	1947	4	6800	0	0	13502 WALLINGFORD AV N
2	016400	0164	3/31/03	\$202,000	940	940	6	1905	4	7206	0	0	610 N 138TH ST
2	645030	4535	11/23/04	\$226,000	940	0	6	1953	3	4080	0	0	14003 STONE AV N
2	615020	0490	11/15/05	\$257,950	1020	0	6	1951	4	6800	0	0	13532 BURKE AV N
2	615070	0327	1/3/05	\$254,000	1040	0	6	1951	3	8296	0	0	13755 DENSMORE AV N
2	615020	0521	4/25/05	\$257,000	1060	0	6	1951	4	8160	0	0	13512 BURKE AV N
2	645030	4745	9/30/05	\$350,000	1060	0	6	1948	3	4590	0	0	14036 MIDVALE AV N
2	641460	0171	3/19/04	\$235,000	1110	0	6	1939	4	8128	0	0	13304 MERIDIAN AV N
2	614970	0150	6/17/04	\$225,000	1170	0	6	1949	4	7480	0	0	13729 STONE AV N
2	615020	0290	7/26/05	\$282,500	1220	0	6	1949	3	6800	0	0	13529 BURKE AV N
2	017300	0040	4/23/04	\$245,000	1340	0	6	1945	4	10640	0	0	344 N 138TH ST
2	615020	0324	6/10/05	\$280,950	1460	0	6	1947	4	6500	0	0	1815 N 137TH ST
2	615020	0015	8/30/05	\$296,999	1610	0	6	1942	4	6817	0	0	13515 DENSMORE AV N
2	615020	0015	6/23/03	\$235,500	1610	0	6	1942	4	6817	0	0	13515 DENSMORE AV N
2	615020	0090	7/31/03	\$250,000	1750	0	6	1949	4	6800	0	0	13542 ASHWORTH AV N

Improved Sales Used In This Physical Inspection Analysis
Area 6

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	645030	4270	3/31/04	\$270,500	690	290	7	1952	5	5200	0	0	14009 INTERLAKE AV N
2	615070	0169	9/6/05	\$261,000	740	0	7	1949	4	5995	0	0	13714 WALLINGFORD AV N
2	645030	4640	4/26/05	\$296,000	790	790	7	1945	4	5100	0	0	14050 LENORA PL N
2	614970	0335	9/21/05	\$299,950	800	0	7	1952	4	7560	0	0	13757 ASHWORTH AV N
2	645030	3695	6/22/05	\$259,000	800	0	7	1950	4	3767	0	0	14017 ROOSEVELT WY N
2	192604	9177	7/21/04	\$262,000	810	810	7	1947	3	5580	0	0	1446 N 128TH ST
2	425830	0010	11/12/04	\$286,000	810	750	7	1950	4	7560	0	0	14321 EVANSTON AV N
2	425830	0015	7/20/04	\$258,500	810	200	7	1950	3	7560	0	0	14315 EVANSTON AV N
2	614970	0380	7/16/03	\$220,000	810	0	7	1950	3	6150	0	0	1416 N 137TH ST
2	615070	0368	6/20/03	\$235,000	820	0	7	1948	3	5940	0	0	13701 DENSMORE AV N
2	645030	4365	4/22/04	\$224,900	820	0	7	1952	4	5250	0	0	14036 STONE AV N
2	615020	0455	8/31/05	\$239,000	830	0	7	1953	3	4680	0	0	1915 N 137TH ST
2	645030	4175	5/6/04	\$219,000	830	300	7	1983	3	2200	0	0	14087 ROOSEVELT WY N
2	645030	4710	8/25/05	\$371,052	840	0	7	1951	5	5916	0	0	14052 MIDVALE AV N
2	645030	4726	3/15/05	\$232,000	840	130	7	2004	3	1520	0	0	14049 LENORA PL N
2	645030	4727	2/23/05	\$235,000	840	130	7	2004	3	1106	0	0	14047 LENORA PL N
2	645030	4610	4/15/04	\$227,100	850	400	7	1942	4	5100	0	0	14034 LENORA PL N
2	615070	0229	10/17/05	\$264,000	870	0	7	1949	3	7425	0	0	13725 WALLINGFORD AV N
2	016400	0416	9/17/03	\$255,000	890	310	7	1929	3	9594	0	0	511 N 137TH ST
2	615070	0185	6/20/05	\$280,000	910	0	7	1948	4	6160	0	0	1812 N 137TH ST
2	645030	4180	8/13/04	\$263,000	910	840	7	1979	3	5150	0	0	14049 INTERLAKE AV N
2	645030	4195	8/31/04	\$280,000	910	840	7	1979	3	5250	0	0	14045 INTERLAKE AV N
2	016400	0178	11/20/03	\$215,000	920	0	7	1950	3	7500	0	0	528 N 138TH ST
2	855490	0010	12/17/03	\$205,000	950	0	7	1949	4	7986	0	0	14355 EVANSTON AV N
2	615020	0400	5/19/05	\$285,000	960	0	7	1950	4	6700	0	0	13507 MERIDIAN AV N
2	614970	0253	9/4/03	\$305,000	980	920	7	1947	5	9180	0	0	13723 INTERLAKE AV N
2	641460	0172	4/22/04	\$335,000	1000	1000	7	1957	5	7200	0	0	2114 N 133RD ST
2	192604	9103	6/24/04	\$240,000	1020	0	7	1955	4	5600	0	0	14345 DAYTON AV N
2	192604	9277	8/16/05	\$310,000	1030	0	7	1953	5	8050	0	0	619 N 143RD ST
2	641510	0132	12/28/04	\$251,200	1030	0	7	1960	3	7147	0	0	13549 ROOSEVELT WY N
2	016400	0261	8/27/04	\$255,000	1050	0	7	1947	4	7875	0	0	543 N 138TH ST
2	645030	4620	4/8/05	\$311,000	1060	1060	7	1979	3	5100	0	0	14038 LENORA PL N

Improved Sales Used In This Physical Inspection Analysis
Area 6

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	641460	0059	10/5/04	\$270,000	1060	0	7	1961	3	6600	0	0	2301 N 133RD ST
2	016400	0177	3/9/04	\$293,000	1100	730	7	1980	4	9975	0	0	14001 EVANSTON AV N
2	615070	0316	10/19/05	\$317,000	1100	0	7	1951	4	8883	0	0	13756 DENSMORE AV N
2	615070	0331	11/15/05	\$343,000	1110	0	7	1951	4	7344	0	0	13745 DENSMORE AV N
2	641460	0008	10/13/03	\$254,500	1110	1110	7	1949	4	9664	0	0	2356 N 130TH ST
2	641460	0203	5/9/05	\$379,950	1110	1110	7	1950	4	7800	0	0	13337 BAGLEY AV N
2	615020	0475	10/22/03	\$270,000	1120	830	7	1975	3	6800	0	0	13546 BURKE AV N
2	016400	0298	6/24/05	\$360,000	1130	530	7	1979	3	8075	0	0	720 A N 137TH ST
2	641460	0046	8/18/05	\$425,000	1140	1000	7	1966	4	8400	0	0	13025 SUNNYSIDE AV N
2	083200	0050	4/26/04	\$280,000	1150	0	7	1943	3	8100	0	0	332 N 133RD ST
2	615020	0330	3/7/03	\$246,000	1150	0	7	1955	3	4000	0	0	1811 N 137TH ST
2	641460	0251	5/27/04	\$335,000	1150	770	7	1954	4	7200	0	0	2139 N 135TH ST
2	192604	9259	5/21/03	\$190,000	1160	0	7	1951	4	6300	0	0	14315 DAYTON AV N
2	641460	0006	4/16/04	\$259,950	1180	0	7	1950	5	8050	0	0	2334 N 130TH ST
2	645030	4555	3/15/04	\$232,300	1180	0	7	1978	3	2346	0	0	14004 LENORA PL N
2	641460	0124	11/10/05	\$380,000	1190	1190	7	1957	4	6955	0	0	13002 MERIDIAN AV N
2	615070	0435	4/19/04	\$304,950	1220	0	7	1949	4	8160	0	0	13754 ASHWORTH AV N
2	675970	0010	10/17/05	\$305,000	1220	0	7	1959	4	8160	0	0	14320 PHINNEY AV N
2	615020	0040	5/5/05	\$319,000	1240	550	7	1964	4	6800	0	0	13537 DENSMORE AV N
2	615020	0060	9/3/04	\$274,000	1250	0	7	1948	4	9270	0	0	1617 N 137TH ST
2	641510	0196	6/12/03	\$235,000	1260	0	7	1973	4	7200	0	0	13544 MERIDIAN AV N
2	192604	9392	10/4/05	\$388,000	1270	660	7	1991	3	7835	0	0	629 N 143RD ST
2	615070	0175	4/27/05	\$295,000	1270	0	7	1948	4	5940	0	0	1802 N 137TH ST
2	614970	0430	2/1/05	\$300,000	1280	0	7	1949	4	7560	0	0	13752 INTERLAKE AV N
2	178760	0199	4/25/05	\$289,950	1290	960	7	1957	4	6900	0	0	150 NE 130TH ST
2	178760	0268	11/16/04	\$280,000	1290	500	7	1925	4	8609	0	0	116 NE 133RD ST
2	016400	0230	6/14/05	\$307,000	1320	0	7	1960	5	6760	0	0	713 1/2 N 138TH ST
2	178760	0201	6/14/04	\$290,000	1340	0	7	1959	4	10985	0	0	13015 3RD AV NE
2	016400	0249	6/23/04	\$347,400	1350	780	7	1995	3	10400	0	0	613 N 138TH ST
2	241960	0020	11/5/04	\$278,000	1350	0	7	1954	4	6370	0	0	14217 EVANSTON AV N
2	641460	0263	10/27/04	\$244,500	1400	0	7	1941	3	8540	0	0	13308 CORLISS AV N
2	016400	0295	9/24/03	\$287,000	1440	0	7	1979	3	7980	0	0	720 B N 137TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 6

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	645030	4405	12/20/05	\$325,000	1450	300	7	1951	4	5350	0	0	14056 STONE AV N
2	241960	0025	1/28/03	\$236,200	1460	0	7	1954	3	7252	0	0	520 N 142ND ST
2	241960	0075	4/23/04	\$296,000	1480	0	7	1954	4	6360	0	0	506 N 141ST ST
2	615020	0305	10/14/03	\$237,500	1490	0	7	1942	3	6800	0	0	13543 BURKE AV N
2	675970	0015	5/18/05	\$294,300	1490	0	7	1958	4	8160	0	0	14314 PHINNEY AV N
2	017300	0042	9/22/03	\$298,500	1510	740	7	1963	3	8775	0	0	342 1/2 N 138TH ST
2	241960	0005	1/12/04	\$284,900	1510	0	7	1954	4	6360	0	0	507 N 143RD ST
2	615070	0259	2/10/04	\$245,000	1530	0	7	1949	3	5390	0	0	1714 N 137TH ST
2	645030	4495	5/18/04	\$264,000	1540	0	7	1951	4	5100	0	0	14023 STONE AV N
2	425830	0020	7/14/04	\$291,000	1580	0	7	1991	3	7986	0	0	524 N 143RD ST
2	641460	0212	8/19/04	\$330,000	1590	0	7	1954	3	9360	0	0	2119 N 135TH ST
2	645030	3980	3/17/04	\$274,950	1660	0	7	1947	4	5000	0	0	14023 ASHWORTH AV N
2	083200	0020	9/8/04	\$300,000	1690	0	7	1940	4	8100	0	0	317 N 134TH ST
2	641460	0013	4/26/05	\$379,000	1740	0	7	1949	5	10500	0	0	13022 SUNNYSIDE AV N
2	614970	0310	5/12/05	\$295,000	1760	0	7	1956	4	7200	0	0	13734 STONE AV N
2	615020	0280	9/8/05	\$360,000	1810	0	7	1943	4	8527	0	0	13517 BURKE AV N
2	192604	9234	5/14/03	\$264,500	1860	0	7	1947	4	9600	0	0	450 N 143RD ST
2	178760	0188	8/22/03	\$265,000	1920	0	7	1995	3	5417	0	0	13010 3RD AV NE
2	016400	0237	8/23/03	\$364,950	2140	0	7	2003	3	7245	0	0	649 N 138TH ST
2	016400	0238	11/18/03	\$360,000	2140	0	7	2003	3	7245	0	0	651 NE 138TH ST
2	641460	0273	8/22/04	\$383,900	2230	0	7	1998	3	8372	0	0	13317 1ST AV NE
2	615020	0370	7/16/03	\$345,000	2300	0	7	2003	3	6800	0	0	13522 WALLINGFORD AV N
2	016400	0236	2/6/04	\$347,500	2330	0	7	2003	3	7228	0	0	647 N 138TH ST
2	016400	0410	11/30/04	\$725,000	2460	1220	7	1928	5	7750	4	8	517 N 137TH ST
2	016400	0247	2/24/05	\$440,000	1060	1060	8	1979	4	10176	0	0	623 N 138TH ST
2	615070	0206	4/23/04	\$324,995	1170	730	8	2001	3	5000	0	0	13735 ROOSEVELT WY N
2	291870	0130	6/19/03	\$280,000	1180	390	8	1963	4	7954	0	0	416 N 141ST CT
2	641460	0131	3/5/04	\$270,000	1240	450	8	1962	3	8903	0	0	2128 A NE 130TH ST
2	016400	0260	3/22/05	\$385,000	1280	720	8	1962	4	8265	0	0	526 N 137TH ST
2	016400	0262	4/21/04	\$310,000	1280	720	8	1962	3	6460	0	0	528 N 137TH ST
2	291870	0090	3/5/04	\$324,000	1300	670	8	1963	4	7200	0	0	14115 PHINNEY AV N
2	615020	0010	4/6/04	\$355,000	1350	950	8	2003	3	6817	0	0	13509 DENSMORE AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	930200	0050	7/8/04	\$300,000	1360	0	8	1961	3	8925	0	0	13816 DAYTON AV N
2	083100	0020	11/29/05	\$452,000	1370	1250	8	1962	4	6984	0	0	13503 N PARK AV N
2	192604	9377	5/11/05	\$447,000	1440	990	8	2005	3	6986	0	0	14334 FREMONT AV N
2	192604	9435	5/19/05	\$449,500	1440	990	8	2005	3	6986	0	0	14338 FREMONT AV N
2	615020	0250	3/15/04	\$369,950	1450	1030	8	2003	3	6800	0	0	13510 DENSMORE AV N
2	930200	0040	10/29/03	\$228,500	1530	0	8	1961	3	9196	0	0	13820 DAYTON AV N
2	291870	0050	5/15/03	\$269,500	1560	0	8	1963	3	8025	0	0	403 N 141ST ST
2	192604	9436	3/15/05	\$479,950	1720	600	8	2005	3	5400	0	0	1919 N 133RD ST
2	641460	0174	10/11/04	\$352,950	1750	0	8	2004	3	5893	0	0	13300 MERIDIAN AV N
2	615020	0360	7/24/03	\$307,500	2040	0	8	1978	3	6800	0	0	13526 WALLINGFORD AV N
2	178760	0262	6/2/05	\$500,000	2140	0	8	2005	3	8455	0	0	13325 ROOSEVELT WY NE
2	192604	9417	8/12/05	\$422,000	2170	0	8	1996	3	7250	0	0	639 N 143RD ST
2	016400	0290	10/19/04	\$479,950	2390	0	8	1999	3	7206	0	0	706 N 137TH ST
3	645030	1455	12/9/03	\$185,000	540	0	5	1937	4	2750	0	0	1618 N 143RD ST
3	645030	1980	2/25/03	\$172,000	660	0	5	1940	4	5250	0	0	14342 WALLINGFORD AV N
3	645030	1780	5/9/05	\$230,950	760	0	5	1942	5	4935	0	0	14318 COURTLAND PL N
3	645030	1596	9/28/04	\$197,000	660	0	6	1939	4	5288	0	0	14338 DENSMORE AV N
3	645030	3330	9/20/04	\$224,000	730	0	6	1947	4	5040	0	0	14007 WALLINGFORD AV N
3	645030	3345	10/7/05	\$269,950	730	0	6	1947	4	5250	0	0	14017 WALLINGFORD AV N
3	645030	1820	11/15/05	\$257,500	760	0	6	1952	4	5500	0	0	1760 N 143RD ST
3	645030	2495	6/30/05	\$230,000	760	0	6	1952	4	5250	0	0	14329 MERIDIAN AV N
3	645030	2890	9/25/03	\$194,000	770	0	6	1952	4	5250	0	0	14019 WAYNE PL N
3	645030	3125	12/9/05	\$264,500	820	0	6	1954	4	5400	0	0	14027 BURKE AV N
3	645030	1310	5/21/03	\$183,720	830	0	6	1950	4	5720	0	0	1615 N 145TH ST
3	641510	0042	5/30/03	\$215,000	900	420	6	1915	5	9981	0	0	2339 N 137TH ST
3	645030	2595	9/1/05	\$296,500	990	0	6	1947	4	6360	0	0	14042 WAYNE PL N
3	645030	2820	10/30/04	\$239,950	990	0	6	1949	4	6075	0	0	1903 N 143RD ST
3	178760	0225	6/16/04	\$265,000	1040	0	6	1920	5	9600	0	0	13322 ROOSEVELT WY NE
3	645030	1786	3/15/04	\$219,950	1050	0	6	1951	4	4992	0	0	14312 COURTLAND PL N
3	645030	0890	2/27/03	\$195,000	1060	0	6	1987	3	5250	0	0	14333 INTERLAKE AV N
3	645030	2900	8/10/05	\$270,000	1080	0	6	1947	4	5250	0	0	14011 WAYNE PL N
3	645030	1115	11/7/05	\$303,000	1140	0	6	1944	5	5250	0	0	14338 ROSLYN PL N

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	645030	1115	6/28/04	\$229,950	1140	0	6	1944	5	5250	0	0	14338 ROSLYN PL N
3	645030	2235	5/12/05	\$249,000	1270	0	6	1950	3	5286	0	0	14330 BURKE AV N
3	645030	2850	10/31/03	\$219,000	1270	0	6	1940	5	5250	0	0	14037 WAYNE PL N
3	645030	2050	8/16/05	\$290,000	1280	0	6	1944	4	7150	0	0	1804 NE 143RD ST
3	645030	1990	8/3/04	\$256,500	1340	0	6	1942	4	5250	0	0	14338 WALLINGFORD AV N
3	645030	1135	6/17/04	\$223,050	720	0	7	1952	4	5250	0	0	14328 ROSLYN PL N
3	645030	1506	5/23/03	\$184,500	770	0	7	1964	4	5040	0	0	14329 DENSMORE AV N
3	283210	0245	5/19/05	\$265,000	800	380	7	1982	3	8710	0	0	13939 4TH AV NE
3	645030	2010	12/24/03	\$215,000	800	0	7	1948	4	5250	0	0	14326 WALLINGFORD AV N
3	645030	3015	5/17/04	\$279,000	800	480	7	1987	3	2625	0	0	14026 WALLINGFORD AV N
3	645030	3020	8/13/03	\$241,000	800	480	7	1987	3	2625	0	0	14024 WALLINGFORD AV N
3	645030	1645	11/1/04	\$245,000	840	0	7	1952	4	4725	0	0	14315 COURTLAND PL N
3	178760	0155	4/14/05	\$291,000	850	0	7	1942	3	11760	0	0	314 NE 133RD ST
3	178760	0155	3/10/04	\$252,000	850	0	7	1942	3	11760	0	0	314 NE 133RD ST
3	645030	0920	7/22/04	\$285,000	850	0	7	1940	3	5250	0	0	14343 INTERLAKE AV N
3	641510	0270	10/11/05	\$280,000	860	0	7	1948	4	6600	0	0	2109 N 140TH ST
3	645030	0950	7/2/03	\$190,000	860	0	7	1950	4	4725	0	0	14346 INTERLAKE AV N
3	641510	0102	1/22/04	\$219,000	870	0	7	1948	3	8400	0	0	2325 N 137TH ST
3	641510	0331	4/4/03	\$235,000	870	0	7	1948	3	7080	0	0	2308 N 137TH ST
3	645030	3280	7/21/05	\$280,500	870	0	7	1952	4	5460	0	0	14014 COURTLAND PL N
3	645030	2085	4/20/04	\$224,950	880	0	7	1950	3	4950	0	0	1818 NE 143RD ST
3	645030	3625	10/16/03	\$236,000	880	0	7	1953	4	7705	0	0	14040 ROOSEVELT WY N
3	645030	1195	4/4/05	\$250,500	890	0	7	1951	4	5500	0	0	1514 N 143RD ST
3	645030	1895	8/26/04	\$237,000	910	0	7	1954	3	5250	0	0	14337 WALLINGFORD AV N
3	645030	2205	8/19/04	\$225,000	950	0	7	1979	3	5250	0	0	14340 BURKE AV N
3	645030	3540	11/11/05	\$270,000	960	0	7	1953	3	5175	0	0	14059 DENSMORE AV N
3	442560	0040	4/17/03	\$247,500	980	0	7	1951	3	7080	0	0	14315 BAGLEY AV N
3	645030	1365	6/29/05	\$265,000	1010	0	7	1947	4	5250	0	0	14338 ASHWORTH AV N
3	283210	0834	11/12/03	\$247,000	1020	240	7	1950	3	9290	0	0	13612 3RD AV NE
3	645030	2920	7/20/05	\$350,000	1060	910	7	1969	4	4200	0	0	1904 N 140TH ST
3	178760	0232	6/26/04	\$329,000	1090	510	7	1953	4	8880	0	0	13333 3RD AV NE
3	283210	0895	8/4/04	\$292,500	1100	600	7	1961	4	9600	0	0	13543 4TH AV NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	641510	0410	2/18/05	\$350,000	1120	660	7	1948	4	8100	0	0	2353 N 140TH ST
3	641510	0410	1/6/03	\$289,950	1120	660	7	1948	4	8100	0	0	2353 N 140TH ST
3	283210	0675	12/9/04	\$320,000	1130	500	7	1952	4	7200	0	0	13731 2ND AV NE
3	283210	0900	8/18/05	\$320,000	1130	810	7	1952	3	9480	0	0	13529 4TH AV NE
3	202604	9153	12/2/04	\$290,000	1150	360	7	1962	4	8100	0	0	14346 CORLISS AV N
3	645030	1020	12/9/04	\$215,500	1150	0	7	1940	3	4725	0	0	14314 INTERLAKE AV N
3	641510	0054	2/25/05	\$259,950	1160	0	7	1949	3	7800	0	0	2331 N 137TH ST
3	641510	0309	8/10/05	\$389,000	1190	580	7	1979	3	9520	0	0	2135 N 140TH ST
3	645030	3085	5/29/03	\$239,950	1200	0	7	1966	4	5250	0	0	14007 BURKE AV N
3	641510	0340	2/11/03	\$250,000	1220	0	7	1968	3	7851	0	0	13712 CORLISS AV N
3	442610	0035	9/28/04	\$279,950	1230	0	7	1951	4	8100	0	0	14310 CORLISS AV N
3	645030	2245	2/17/05	\$275,000	1240	0	7	1955	4	5250	0	0	14322 BURKE AV N
3	178760	0237	9/14/05	\$375,000	1260	1040	7	1964	3	6825	0	0	13347 3RD AV NE
3	178760	0237	8/16/04	\$319,000	1260	1040	7	1964	3	6825	0	0	13347 3RD AV NE
3	641510	0104	5/21/04	\$306,000	1260	0	7	1956	4	6000	0	0	2327 N 137TH ST
3	283210	0690	9/21/05	\$330,000	1280	0	7	1938	4	7200	0	0	13711 2ND AV NE
3	645030	2545	4/12/04	\$279,100	1280	0	7	1931	4	5460	0	0	2019 N 143RD ST
3	283210	0590	10/23/03	\$245,000	1300	0	7	1955	3	13104	0	0	13805 4TH AV NE
3	641510	0320	3/9/05	\$410,000	1300	1130	7	1949	5	6361	0	0	2151 N 140TH ST
3	442560	0065	4/17/03	\$275,000	1320	0	7	1951	4	9000	0	0	14314 BAGLEY AV N
3	645030	0680	9/8/04	\$244,000	1320	0	7	1966	4	5085	0	0	14353 INTERLAKE AV N
3	020230	0060	8/17/04	\$274,950	1350	0	7	1955	3	7800	0	0	14026 BAGLEY AV N
3	178760	0147	6/29/04	\$283,200	1350	1170	7	1954	4	8400	0	0	13334 3RD AV NE
3	202604	9150	6/29/04	\$368,000	1350	700	7	1961	4	7119	0	0	14035 BAGLEY AV N
3	641510	0010	8/31/05	\$324,250	1350	0	7	1948	3	7200	0	0	13507 1ST AV NE
3	641510	0321	6/7/04	\$340,000	1350	0	7	1948	4	10920	0	0	2139 N 140TH ST
3	641510	0349	9/21/04	\$373,000	1350	760	7	1978	4	9000	0	0	13732 CORLISS AV N
3	645030	2560	2/7/05	\$272,000	1350	0	7	1951	3	6300	0	0	2015 N 143RD ST
3	026150	0025	3/30/05	\$320,000	1360	0	7	1956	4	5776	0	0	2327 N 136TH ST
3	178760	0153	5/12/03	\$243,000	1370	0	7	1950	4	7000	0	0	13316 3RD AV NE
3	645030	3450	4/15/05	\$277,500	1370	0	7	1988	3	2625	0	0	14041 COURTLAND PL N
3	641510	0210	4/6/05	\$325,000	1370	0	7	1977	3	7800	0	0	2118 N 137TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	178760	0150	10/13/05	\$320,000	1400	0	7	1950	4	7000	0	0	13320 3RD AV NE
3	178760	0150	7/22/03	\$241,000	1400	0	7	1950	4	7000	0	0	13320 3RD AV NE
3	283210	0665	4/29/04	\$315,000	1420	470	7	1950	4	7200	0	0	13901 2ND AV NE
3	645030	2365	11/12/04	\$284,773	1420	0	7	1994	3	2625	0	0	14332 WAYNE PL N
3	020230	0045	12/17/03	\$266,000	1450	0	7	1955	4	7800	0	0	14032 BAGLEY AV N
3	020230	0045	5/2/05	\$308,000	1450	0	7	1955	4	7800	0	0	14032 BAGLEY AV N
3	645030	2620	8/29/03	\$265,000	1450	0	7	2002	3	3000	0	0	14030 WAYNE PL N
3	202604	9137	8/27/03	\$270,000	1480	0	7	1957	4	6600	0	0	2318 N 140TH ST
3	026150	0030	4/9/03	\$264,000	1500	0	7	1956	3	6156	0	0	2317 N 136TH ST
3	202604	9141	10/14/04	\$326,500	1520	0	7	1958	4	8100	0	0	14019 SUNNYSIDE AV N
3	026150	0015	4/25/05	\$285,000	1560	0	7	1957	3	5720	0	0	2326 N 136TH ST
3	645030	1845	4/22/03	\$250,000	1590	0	7	1942	5	4680	0	0	14315 WALLINGFORD AV N
3	442610	0015	10/20/03	\$249,950	1630	0	7	1951	4	8100	0	0	14315 CORLISS AV N
3	207510	0005	10/18/04	\$260,000	1640	0	7	1954	4	7110	0	0	14355 SUNNYSIDE AV N
3	641510	0262	3/27/03	\$250,000	1740	0	7	1957	3	7500	0	0	13736 MERIDIAN AV N
3	641510	0031	6/29/05	\$371,600	1770	0	7	1948	4	11390	0	0	13535 1ST AV NE
3	020230	0010	8/25/05	\$363,000	1810	0	7	1955	4	6240	0	0	2209 N 143RD ST
3	645030	2615	7/5/05	\$382,000	1820	0	7	2002	3	3000	0	0	14032 WAYNE PL N
3	645030	2220	8/17/05	\$338,000	1950	0	7	2000	3	2643	0	0	14332 BURKE AV N
3	645030	2265	2/25/04	\$344,950	2080	0	7	2003	3	4725	0	0	14312 BURKE AV N
3	283210	0611	4/25/03	\$295,000	2210	0	7	1994	3	8179	0	0	225 NE 139TH ST
3	202604	9091	11/2/05	\$360,000	2370	0	7	1951	4	8100	0	0	14340 CORLISS AV N
3	769760	0005	4/3/03	\$335,000	2770	0	7	1952	4	8840	0	0	14356 MERIDIAN AV N
3	202604	9161	12/16/05	\$392,000	1220	550	8	1965	4	9700	0	0	14036 B MERIDIAN AV N
3	283460	0085	9/28/04	\$303,000	1290	1150	8	1950	4	7931	0	0	13610 4TH AV NE
3	645030	1320	12/9/03	\$339,500	1370	980	8	2003	3	5720	0	0	1609 N 145TH ST
3	178760	0138	11/21/05	\$393,000	1380	960	8	1998	3	7200	0	0	13360 3RD AV NE
3	283210	0680	11/26/03	\$345,000	1570	1270	8	1950	4	7200	0	0	13725 2ND AV NE
3	641510	0072	8/3/05	\$375,000	1730	0	8	1968	4	5000	0	0	13524 ROOSEVELT WY N
3	207510	0015	9/15/05	\$434,950	1860	420	8	1954	4	8370	0	0	14339 SUNNYSIDE AV N
3	641510	0360	5/23/04	\$330,000	1860	0	8	1950	4	7650	0	0	13738 CORLISS AV N
3	178760	0235	2/28/03	\$319,990	1880	970	8	1945	4	9400	0	0	13341 3RD AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	641510	0293	6/24/05	\$440,000	2420	0	8	1992	3	7563	0	0	2128 N 137TH ST
3	178760	0250	5/6/03	\$430,000	2480	0	9	2003	3	7625	0	0	13333 2ND AV NE
3	178760	0254	6/25/03	\$421,750	2480	0	9	2003	3	7375	0	0	13327 2ND AV W
3	283210	0200	4/21/05	\$557,500	3030	1070	9	1949	4	15300	0	0	13931 PAR PL NE
5	641210	0153	10/17/03	\$264,000	690	690	6	1940	4	6516	0	0	12337 3RD AV NE
5	932580	0075	8/3/04	\$200,000	700	0	6	1950	3	7070	0	0	12105 ASHWORTH AV N
5	932580	0095	3/11/05	\$237,450	700	0	6	1950	4	6209	0	0	1318 N 121ST ST
5	641160	0086	7/11/04	\$250,000	720	0	6	1946	4	9000	0	0	11548 CORLISS AV N
5	303420	0926	2/23/04	\$230,000	750	800	6	1949	3	7140	0	0	1641 N 130TH ST
5	292604	9159	2/25/05	\$203,000	820	0	6	1947	3	7245	0	0	2337 N 115TH ST
5	641210	0050	4/15/03	\$215,000	840	0	6	1947	4	6882	0	0	12032 3RD AV NE
5	641210	0155	7/17/03	\$253,500	850	800	6	1940	3	8270	0	0	12343 3RD AV NE
5	641260	0022	1/9/04	\$224,350	850	340	6	1947	4	7231	0	0	316 NE 125TH ST
5	303420	0407	7/7/05	\$338,000	890	0	6	1922	4	8292	0	0	2171 N 122ND ST
5	932580	0115	12/22/04	\$228,000	950	0	6	1950	3	6000	0	0	1333 N 122ND ST
5	932580	0085	9/26/03	\$221,000	990	0	6	1950	4	6000	0	0	1328 N 121ST ST
5	932580	0025	5/17/04	\$246,000	1020	0	6	1950	4	9457	0	0	1316 N 122ND ST
5	932580	0100	6/14/05	\$259,900	1030	0	6	1950	4	6209	0	0	1315 N 122ND ST
5	932580	0100	7/25/03	\$239,000	1030	0	6	1950	4	6209	0	0	1315 N 122ND ST
5	303420	0137	9/29/05	\$276,500	1040	0	6	1954	3	7500	0	0	12701 1ST AV NE
5	641160	0113	2/24/04	\$262,650	1210	0	6	1910	4	7425	0	0	2334 N 115TH ST
5	641160	0299	3/8/05	\$264,950	770	0	7	1947	3	7652	0	0	11724 CORLISS AV N
5	224650	0005	11/17/04	\$263,000	810	0	7	1947	3	8273	0	0	12027 3RD AV NE
5	641160	0276	2/13/04	\$236,000	820	0	7	1940	4	8400	0	0	11727 CORLISS AV N
5	303420	0508	6/30/03	\$269,950	830	300	7	1948	4	5996	0	0	1932 N 120TH ST
5	353190	0060	11/22/05	\$290,000	860	0	7	1940	4	8250	0	0	11605 MERIDIAN AV N
5	863160	0020	10/27/05	\$419,950	870	870	7	1948	4	5500	0	0	2330 N 122ND ST
5	224650	0075	12/17/03	\$209,000	880	0	7	1947	4	6942	0	0	201 NE 120TH ST
5	303420	0395	11/10/04	\$255,000	910	0	7	1942	4	6250	0	0	2162 N 120TH ST
5	438320	0025	9/2/05	\$274,500	940	0	7	1950	3	7700	0	0	12512 2ND AV NE
5	641210	0194	4/19/04	\$207,000	940	0	7	1949	3	8060	0	0	318 NE 123RD ST
5	863160	0005	2/10/03	\$263,500	940	450	7	1947	4	8169	0	0	12215 1ST AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	641210	0022	12/8/04	\$269,900	950	0	7	1950	3	5997	0	0	12051 2ND AV NE
5	641210	0025	7/28/04	\$260,000	950	0	7	1950	4	5997	0	0	12057 2ND AV NE
5	303420	0007	8/20/04	\$325,000	960	0	7	1945	5	6800	0	0	12826 MERIDIAN AV N
5	631040	0045	2/9/04	\$229,200	970	0	7	1950	3	6482	0	0	1516 N 121ST ST
5	292604	9161	12/19/04	\$343,000	1040	1000	7	1942	4	8100	0	0	2315 N 115TH ST
5	641160	0006	8/27/04	\$249,950	1040	0	7	1955	3	9645	0	0	2116 N 115TH ST
5	438320	0050	6/28/04	\$280,000	1060	0	7	1951	5	8908	0	0	12515 3RD AV NE
5	438320	0045	6/15/04	\$260,000	1070	0	7	1951	5	8909	0	0	12523 3RD AV NE
5	292604	9314	10/7/04	\$218,000	1080	0	7	1953	3	6075	0	0	11341 SUNNYSIDE AV N
5	292604	9275	4/17/05	\$270,000	1130	0	7	1952	3	8100	0	0	2303 N 115TH ST
5	303420	0955	7/18/05	\$283,198	1140	0	7	1952	4	8800	0	0	1749 N 130TH ST
5	303420	0955	11/25/03	\$205,000	1140	0	7	1952	4	8800	0	0	1749 N 130TH ST
5	641160	0030	8/12/03	\$235,000	1150	0	7	1949	4	5890	0	0	2155 N 117TH ST
5	207260	0045	7/11/03	\$290,000	1160	700	7	1952	4	7200	0	0	12015 BURKE AV N
5	303420	0929	6/12/03	\$235,000	1160	0	7	1955	4	10313	0	0	1552 N 128TH ST
5	641210	0224	1/10/05	\$312,450	1160	830	7	1988	3	9297	0	0	327 NE 125TH ST
5	303420	0864	11/4/04	\$289,100	1180	350	7	1969	3	6754	0	0	12563 DENSMORE AV N
5	863160	0030	7/12/04	\$295,000	1190	470	7	1947	4	5500	0	0	2318 N 122ND ST
5	303420	0140	3/8/05	\$316,500	1200	0	7	1949	4	6217	0	0	12550 CORLISS AV N
5	223850	0030	10/21/03	\$254,000	1220	0	7	1950	4	7839	0	0	12032 2ND AV NE
5	207260	0055	12/13/05	\$327,500	1230	0	7	1952	4	7200	0	0	12027 BURKE AV N
5	303420	0065	9/29/03	\$208,500	1240	0	7	1951	4	7200	0	0	2319 N 130TH ST
5	303420	0151	5/20/04	\$238,000	1250	0	7	1951	3	7735	0	0	12516 CORLISS AV N
5	303420	0937	6/28/04	\$302,000	1270	0	7	1965	4	7200	0	0	1720 N 128TH ST
5	631040	0080	5/6/04	\$290,000	1270	0	7	1950	5	6370	0	0	1515 N 121ST ST
5	303420	0881	8/8/05	\$299,900	1310	0	7	1957	3	8949	0	0	12527 DENSMORE AV N
5	303420	0138	9/20/05	\$350,000	1330	0	7	1955	4	6698	0	0	12560 CORLISS AV N
5	303420	0530	3/1/05	\$288,950	1330	0	7	1950	4	10005	0	0	12231 DENSMORE AV N
5	641210	0176	2/5/03	\$200,000	1330	0	7	1951	3	8287	0	0	12313 3RD AV NE
5	224650	0030	6/30/04	\$337,000	1340	1340	7	1947	3	8160	0	0	212 NE 120TH ST
5	631040	0075	3/23/05	\$326,000	1340	0	7	1950	4	6370	0	0	1521 N 121ST ST
5	641210	0011	6/30/05	\$269,000	1340	0	7	1947	3	8377	0	0	12003 2ND AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	641160	0358	5/23/05	\$352,500	1360	620	7	1952	4	8000	0	0	11732 1ST AV NE
5	641210	0179	6/16/05	\$325,888	1370	0	7	1951	4	9321	0	0	202 NE 123RD ST
5	641160	0291	4/1/04	\$332,000	1380	1000	7	1965	4	7871	0	0	11720 CORLISS AV N
5	353190	0040	5/21/03	\$225,000	1390	0	7	1941	3	11625	0	0	11701 MERIDIAN AV N
5	641260	0015	8/13/04	\$280,000	1400	0	7	1951	3	9507	0	0	12515 2ND AV NE
5	641160	0096	4/22/05	\$337,500	1400	0	7	1958	4	11875	0	0	2332 N 116TH ST
5	641160	0017	6/10/05	\$322,000	1410	0	7	1955	4	6750	0	0	2127 N 117TH ST
5	303420	0746	11/18/04	\$385,000	1420	470	7	1959	4	12976	0	0	12540 DENSMORE AV N
5	641160	0350	8/25/04	\$269,950	1430	0	7	1947	3	6945	0	0	127 NE 120TH ST
5	303420	0737	7/22/05	\$314,150	1460	0	7	1956	4	5065	0	0	12526 DENSMORE AV N
5	353190	0010	8/19/04	\$290,000	1460	0	7	1940	3	11625	0	0	11747 MERIDIAN AV N
5	303420	0557	6/6/05	\$375,500	1470	0	7	1952	5	6524	0	0	1743 N 125TH ST
5	303420	0557	5/22/03	\$312,000	1470	0	7	1952	5	6524	0	0	1743 N 125TH ST
5	223850	0050	1/27/04	\$273,000	1510	0	7	1950	3	7923	0	0	12056 2ND AV NE
5	303420	0677	10/6/05	\$355,000	1510	0	7	1941	4	8528	0	0	1750 N 122ND ST
5	631040	0040	7/7/03	\$255,000	1570	0	7	1950	4	6479	0	0	1510 N 121ST ST
5	303420	0865	12/9/05	\$369,000	1580	0	7	1950	5	7200	0	0	12567 DENSMORE AV N
5	303420	0960	7/12/05	\$309,000	1580	0	7	1942	4	8625	0	0	1745 N 130TH ST
5	303420	0256	8/25/05	\$404,950	1590	1170	7	1962	4	7280	0	0	2183 N 122ND PL
5	302604	9119	5/18/04	\$327,500	1600	840	7	1946	4	7206	0	0	12209 ASHWORTH AV N
5	303420	0144	3/2/05	\$370,000	1610	450	7	1950	4	7264	0	0	12547 1ST AV NE
5	303420	0950	4/5/05	\$324,500	1610	0	7	1949	3	9390	0	0	1736 N 128TH ST
5	224650	0020	3/24/03	\$288,000	1610	240	7	1947	3	8160	0	0	12003 3RD AV NE
5	303420	0928	6/18/04	\$314,300	1690	0	7	1956	3	13902	0	0	1538 N 128TH ST
5	353190	0045	1/29/03	\$395,000	1890	750	7	1948	4	11625	0	0	11631 MERIDIAN AV N
5	932580	0040	9/21/04	\$223,000	1990	0	7	1950	4	7710	0	0	1317 N 121ST ST
5	303420	0436	8/20/03	\$230,000	1990	0	7	1956	3	9390	0	0	2342 N 120TH ST
5	353190	0057	5/26/04	\$355,000	2050	0	7	1995	3	7352	0	0	11619 MERIDIAN AV N
5	641160	0103	1/4/05	\$398,000	2130	0	7	1999	3	7412	0	0	2331 N 117TH ST
5	303420	0360	6/28/03	\$290,000	1170	840	8	1972	3	7735	0	0	2120 N 120TH ST
5	292604	9381	8/29/05	\$360,000	1230	800	8	1955	4	7875	0	0	2136 N 114TH ST
5	303420	0438	9/24/03	\$331,000	1410	540	8	1956	4	9390	0	0	2331 N 122ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	303420	0241	6/1/04	\$295,000	1500	0	8	1953	3	10915	0	0	12273 CORLISS AV N
5	303420	0250	6/18/03	\$370,000	1520	620	8	1960	4	10846	0	0	2180 N 122ND PL
5	292604	9420	5/18/04	\$359,950	1530	500	8	1961	3	7200	0	0	2115 N 115TH ST
5	303420	0252	10/26/04	\$640,000	1600	670	8	1961	3	11960	4	8	2166 N 122ND PL
5	303420	0678	1/6/03	\$293,000	1620	0	8	1988	3	7690	0	0	1754 N 122ND ST
5	292604	9101	6/10/03	\$390,000	1650	1060	8	1967	3	9506	0	0	11309 CORLISS AV N
5	292604	9344	9/27/05	\$422,000	1680	460	8	1955	4	10950	0	0	2129 N 114TH ST
5	303420	0661	10/21/03	\$437,865	1730	0	8	2003	3	7206	0	0	1718 N 122ND ST
5	303420	0913	9/27/05	\$382,000	1780	0	8	1988	3	7200	0	0	1522 N 128TH ST
5	303420	0913	1/14/03	\$306,000	1780	0	8	1988	3	7200	0	0	1522 N 128TH ST
5	303420	0920	7/28/05	\$550,000	1910	0	8	1930	5	11570	0	0	1532 N 128TH ST
5	303420	0352	4/21/04	\$410,000	1990	0	8	1990	3	8121	0	0	12008 MERIDIAN AV N
5	303420	0370	6/14/04	\$400,000	2060	0	8	1995	3	8451	0	0	2135 N 122ND ST
5	641210	0010	4/20/05	\$547,000	2060	0	8	2005	3	8280	0	0	12027 2ND AV NE
5	303420	0313	3/4/04	\$345,000	2080	0	8	1999	3	7243	0	0	12327 1ST AV NE
5	641160	0250	4/26/04	\$429,000	2100	0	8	1987	3	8382	0	0	2115 N 120TH ST
5	303420	0658	2/4/04	\$385,000	2120	0	8	2003	3	7201	0	0	1716 N 122ND ST
5	303420	0660	10/14/03	\$400,000	2120	0	8	2003	3	7201	0	0	1704 N 122ND ST
5	303420	0651	9/14/05	\$509,950	2130	0	8	2005	3	7545	0	0	1700 J N 122ND ST
5	303420	0599	3/22/04	\$439,900	2230	0	8	2003	3	7488	0	0	12232 DENSMORE AV N
5	292604	9395	7/29/05	\$500,000	2280	0	8	2005	3	7200	0	0	02117 N 115TH ST
5	303420	0666	8/27/04	\$525,000	2280	0	8	1956	5	13457	0	0	1732 N 122ND ST
5	303420	0650	8/11/05	\$505,000	2300	0	8	2005	3	11237	0	0	1700 I N 122ND ST
5	303420	0655	2/3/04	\$410,000	2440	0	8	2003	3	7227	0	0	1714 N 122ND ST
5	303420	0659	10/20/03	\$445,000	2460	0	8	2003	3	7203	0	0	1708 N 122ND ST
5	268310	0005	6/2/05	\$446,000	2480	0	8	1988	3	7939	0	0	2133 N 114TH ST
5	303420	0968	5/17/05	\$505,000	2570	0	8	1993	3	7200	0	0	1534 N 128TH ST
5	641210	0126	2/18/05	\$520,000	2700	0	8	1962	4	12300	0	0	12301 2ND AV NE
5	303420	0223	4/23/04	\$459,500	2400	0	9	2002	3	8990	0	0	12505 CORLISS AV N
5	303420	0652	8/23/05	\$610,000	2430	0	9	2005	3	7202	0	0	1700 K N 122ND ST
5	303420	0653	8/24/05	\$600,000	2430	0	9	2005	3	7200	0	0	1700 L N 122ND ST
5	303420	0598	7/13/05	\$595,000	2660	0	9	2005	3	7516	0	0	12230 DENSMORE AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	303420	0668	9/6/05	\$612,000	2680	0	9	2000	3	7230	0	0	1730 C N 122ND ST
5	303420	0668	8/1/03	\$500,000	2680	0	9	2000	3	7230	0	0	1730 C N 122ND ST
5	303420	0768	8/18/05	\$1,400,000	2690	0	9	1961	5	17460	4	8	12562 DENSMORE AV N
5	641160	0282	5/27/05	\$605,000	2890	0	9	2005	3	7500	0	0	11709 CORLISS AV N
5	303420	0130	10/26/04	\$542,500	2770	0	10	1999	3	7208	0	0	2313 N 128TH ST
5	303420	0132	7/19/05	\$669,000	2870	0	10	2000	3	9172	0	0	12576 CORLISS AV N
7	630050	0365	9/15/05	\$238,000	480	0	5	1926	3	4980	0	0	10321 INTERLAKE AV N
7	630050	0450	10/14/05	\$239,250	620	0	5	1928	4	5141	0	0	10344 STONE AV N
7	630050	0445	3/3/05	\$194,000	760	0	5	1944	3	5163	0	0	10342 STONE AV N
7	435870	0010	3/18/04	\$211,000	820	0	5	1960	4	6000	0	0	10516 ASHWORTH AV N
7	099300	1185	11/23/04	\$299,950	950	0	5	1911	5	5125	0	0	8823 ASHWORTH AV N
7	431070	2015	11/14/05	\$280,000	970	0	5	1990	3	5000	0	0	9547 WALLINGFORD AV N
7	431070	0550	9/16/05	\$250,000	460	460	6	1949	3	5000	0	0	9729 DENSMORE AV N
7	802170	1210	2/6/04	\$249,950	580	540	6	1946	4	4500	2	0	2153 N 86TH ST
7	099300	1265	1/21/04	\$215,000	620	470	6	1947	3	5125	0	0	8526 INTERLAKE AV N
7	630000	0285	7/26/04	\$245,200	620	0	6	1927	4	5060	0	0	1416 N 107TH ST
7	912910	0040	10/1/05	\$309,950	630	0	6	1944	4	8587	0	0	8513 WALLINGFORD AV N
7	630050	0710	8/19/04	\$226,000	660	120	6	1943	2	4980	0	0	10025 ASHWORTH AV N
7	630000	0230	2/24/04	\$214,000	690	0	6	1940	3	5060	0	0	10709 INTERLAKE AV N
7	630050	0225	12/15/05	\$255,000	690	0	6	1926	4	5050	0	0	10315 STONE AV N
7	630050	0885	9/20/04	\$270,309	710	210	6	1928	4	4980	0	0	10045 INTERLAKE AV N
7	630050	0600	2/24/04	\$248,000	720	130	6	1939	5	4959	0	0	10346 INTERLAKE AV N
7	630050	0645	10/18/05	\$315,000	720	720	6	1930	4	4980	0	0	10024 INTERLAKE AV N
7	099300	1115	9/15/05	\$325,000	740	0	6	1949	4	5125	0	0	8818 INTERLAKE AV N
7	099300	1115	8/24/04	\$264,000	740	0	6	1949	4	5125	0	0	8818 INTERLAKE AV N
7	199720	0115	8/20/03	\$237,001	770	0	6	1942	3	5196	0	0	8828 DENSMORE AV N
7	630050	0405	6/16/05	\$287,450	790	0	6	1926	4	5170	0	0	10314 STONE AV N
7	630050	0560	6/10/05	\$308,000	800	120	6	1930	4	4980	0	0	10314 INTERLAKE AV N
7	802170	0545	1/16/03	\$285,000	800	470	6	1973	4	4500	0	0	2116 N 88TH ST
7	630050	0430	7/13/04	\$234,000	810	0	6	1926	3	5166	0	0	10330 STONE AV N
7	802170	0025	6/25/04	\$246,100	810	0	6	1936	4	4500	0	0	2144 N 90TH ST
7	099300	0030	5/18/05	\$280,000	820	0	6	1926	4	3844	0	0	8841 ASHWORTH AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	630050	0380	4/27/05	\$295,000	830	120	6	1943	3	7470	0	0	10305 INTERLAKE AV N
7	802170	0750	10/18/04	\$290,000	860	0	6	1954	3	4500	0	0	2121 N 88TH ST
7	435870	0036	6/10/05	\$279,000	890	0	6	1980	4	6298	0	0	1531 N 107TH ST
7	630050	0505	2/24/03	\$227,950	950	450	6	1943	3	4980	0	0	10329 ASHWORTH AV N
7	802170	0610	2/25/04	\$246,250	950	0	6	1988	3	2250	0	0	2146 N 88TH ST
7	630050	0350	9/14/05	\$340,000	960	480	6	1944	4	4980	0	0	10333 INTERLAKE AV N
7	630050	0810	9/18/03	\$276,000	990	0	6	1928	3	5163	0	0	10014 STONE AV N
7	912910	0010	4/2/04	\$245,000	1010	0	6	1949	4	8588	0	0	8522 DENSMORE AV N
7	431070	2000	6/13/03	\$272,000	1080	0	6	1947	4	7500	0	0	9541 WALLINGFORD AV N
7	304770	0006	1/16/04	\$328,100	1120	0	6	1916	4	5700	0	0	8552 ASHWORTH AV N
7	304770	0055	7/11/03	\$249,950	1130	0	6	1942	4	5700	0	0	8533 DENSMORE AV N
7	431070	1955	2/22/05	\$324,500	1150	180	6	1926	4	5000	0	0	9515 WALLINGFORD AV N
7	431070	2085	5/4/05	\$289,000	1160	0	6	1947	4	6396	0	0	9538 WALLINGFORD AV N
7	312604	9219	2/22/05	\$319,600	1170	0	6	1905	4	23625	0	0	1612 N 90TH ST
7	630050	0420	2/3/05	\$290,000	1210	0	6	1926	5	5168	0	0	10322 STONE AV N
7	630000	0312	6/2/04	\$310,000	1280	720	6	1927	4	5060	0	0	10548 INTERLAKE AV N
7	802170	0860	6/16/04	\$287,000	1320	0	6	1920	4	4500	0	0	2136 N 87TH ST
7	802170	1140	12/8/04	\$370,000	1320	0	6	1906	4	4500	0	0	2122 N 86TH ST
7	802170	0620	4/22/05	\$390,000	1370	0	6	1940	4	5000	0	0	8803 CORLISS AV N
7	199720	0135	6/29/04	\$360,000	1630	0	6	1906	4	5196	0	0	8844 DENSMORE AV N
7	431070	0710	7/1/03	\$259,950	1780	0	6	1932	3	3730	0	0	9708 ASHWORTH AV N
7	630050	0255	11/15/04	\$274,800	700	0	7	1941	4	4820	0	0	10310 MIDVALE AV N
7	802170	0305	7/26/05	\$289,500	720	0	7	1940	3	4500	0	0	2116 N 89TH ST
7	630050	0195	6/3/03	\$250,000	730	0	7	1928	4	5044	0	0	10337 STONE AV N
7	630050	0900	5/11/05	\$297,000	750	100	7	1929	4	5135	0	0	10059 INTERLAKE AV N
7	630050	0290	11/7/05	\$280,000	760	0	7	1941	4	4820	0	0	10338 MIDVALE AV N
7	630050	0290	8/18/03	\$204,680	760	0	7	1941	4	4820	0	0	10338 MIDVALE AV N
7	191980	0410	10/23/03	\$249,950	770	770	7	1952	4	6770	0	0	9023 MERIDIAN AV N
7	312604	9216	5/24/05	\$337,500	790	550	7	1944	4	5750	0	0	10350 ASHWORTH AV N
7	312604	9217	5/24/05	\$255,000	790	590	7	1944	4	5864	0	0	1605 N NORTHGATE WY
7	431070	0355	12/2/04	\$259,000	810	0	7	1949	4	5000	0	0	9753 WALLINGFORD AV N
7	630050	0635	12/23/04	\$312,900	810	810	7	1929	4	4980	0	0	10034 INTERLAKE AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	199720	0006	5/22/03	\$234,000	820	250	7	1952	4	3117	0	0	1717 N 90TH ST
7	630050	0585	5/28/03	\$234,000	820	0	7	1942	4	4980	0	0	10334 INTERLAKE AV N
7	435870	0071	7/25/05	\$324,950	850	180	7	1946	3	10225	0	0	10718 ASHWORTH AV N
7	802170	1310	2/22/05	\$377,000	850	80	7	1969	4	6300	2	0	2111 N 86TH ST
7	802170	0525	11/16/05	\$402,000	860	650	7	1928	4	4500	0	0	2106 N 88TH ST
7	630000	0406	10/28/03	\$242,500	870	0	7	1942	4	5060	0	0	10551 INTERLAKE AV N
7	630000	0232	8/18/05	\$279,000	880	0	7	1950	3	5060	0	0	10703 INTERLAKE AV N
7	435870	0028	5/13/05	\$301,000	890	0	7	1949	3	6600	0	0	1511 N 107TH ST
7	630050	0610	5/19/05	\$336,000	890	860	7	1971	3	4980	0	0	10052 INTERLAKE AV N
7	630050	0275	8/24/04	\$243,500	910	480	7	1926	3	4820	0	0	10324 MIDVALE AV N
7	802170	0880	11/20/03	\$310,000	920	0	7	1948	3	4500	0	0	2142 N 87TH ST
7	099300	2325	9/29/05	\$336,000	940	0	7	1949	3	4625	0	0	8520 INTERLAKE AV N
7	802170	0185	7/8/04	\$415,000	940	920	7	1914	5	4500	0	0	2129 N 90TH ST
7	802170	1230	12/6/05	\$378,000	960	0	7	1918	4	4500	2	0	2149 N 86TH ST
7	802170	0385	4/26/05	\$292,000	970	0	7	1910	5	2250	0	0	2156 N 89TH ST
7	099300	0046	8/2/04	\$352,000	990	610	7	1978	3	4510	0	0	8853 ASHWORTH AV N
7	295790	0095	1/5/04	\$310,000	990	610	7	1947	4	7338	0	0	8814 BURKE AV N
7	630000	0390	9/29/05	\$271,000	1000	0	7	1946	3	6325	0	0	10525 INTERLAKE AV N
7	546430	0224	10/26/05	\$390,000	1020	620	7	1939	4	8604	0	0	10303 WALLINGFORD AV N
7	630000	0325	5/28/03	\$275,000	1020	1020	7	1930	5	8855	0	0	10516 INTERLAKE AV N
7	431070	1945	6/24/04	\$334,000	1030	260	7	1955	4	5000	0	0	9511 WALLINGFORD AV N
7	802170	1265	1/15/03	\$292,000	1030	860	7	1949	3	4500	2	0	2131 N 86TH ST
7	099300	0005	3/30/04	\$322,000	1040	0	7	1911	4	5125	0	0	8831 ASHWORTH AV N
7	312604	9053	9/8/05	\$360,000	1050	1040	7	1936	4	5300	0	0	9225 WALLINGFORD AV N
7	435870	0140	3/22/05	\$315,000	1050	730	7	1956	3	9250	0	0	10732 DENSMORE AV N
7	435870	0080	7/28/04	\$280,000	1060	0	7	1940	4	10350	0	0	10734 ASHWORTH AV N
7	431070	2345	11/2/04	\$390,000	1080	0	7	1921	4	5168	0	0	9233 WALLINGFORD AV N
7	630050	0545	10/6/04	\$298,500	1080	470	7	1978	3	4980	0	0	10304 INTERLAKE AV N
7	431070	2345	9/15/03	\$230,000	1080	0	7	1921	4	5168	0	0	9233 WALLINGFORD AV N
7	099300	2305	8/21/03	\$299,000	1100	0	7	1999	3	4596	0	0	8510 INTERLAKE AV N
7	435870	0200	2/23/05	\$262,500	1100	0	7	1946	4	8453	0	0	1724 N NORTHGATE WY
7	802170	0830	10/3/05	\$379,800	1110	420	7	1910	3	4500	0	0	2120 N 87TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	304770	0125	5/3/05	\$336,000	1120	0	7	1921	4	5700	0	0	8550 DENSMORE AV N
7	199720	0175	6/3/05	\$375,000	1130	0	7	1952	3	6291	0	0	8839 DENSMORE AV N
7	630050	0265	1/3/05	\$249,950	1130	720	7	1924	3	4820	0	0	10318 MIDVALE AV N
7	312604	9174	12/31/03	\$300,000	1150	200	7	1940	4	5498	0	0	10018 ASHWORTH AV N
7	322604	9538	6/13/05	\$365,000	1150	840	7	1992	3	5000	0	0	8814 CORLISS AV N
7	630050	0245	6/13/05	\$410,000	1160	1160	7	1941	4	4919	0	0	10302 MIDVALE AV N
7	312604	9266	3/23/04	\$308,000	1170	0	7	1905	5	8588	0	0	8523 WALLINGFORD AV N
7	630050	0220	7/15/04	\$298,000	1190	660	7	1977	3	5049	0	0	10317 STONE AV N
7	191980	0015	10/18/05	\$397,000	1200	860	7	1973	3	6770	0	0	9052 WALLINGFORD AV N
7	304770	0225	3/1/05	\$370,000	1200	670	7	1988	3	4176	0	0	8601 WALLINGFORD AV N
7	546430	0273	7/11/05	\$334,500	1200	0	7	1961	4	8212	0	0	1725 N 105TH ST
7	630050	0495	5/16/05	\$370,000	1200	520	7	1958	4	4980	0	0	10337 ASHWORTH AV N
7	630050	0495	5/13/03	\$264,950	1200	520	7	1958	4	4980	0	0	10337 ASHWORTH AV N
7	802170	0983	8/1/05	\$389,000	1200	260	7	1947	5	4861	0	0	2142 N 86TH ST
7	322604	9031	2/26/03	\$245,000	1210	430	7	1960	4	6170	0	0	8804 CORLISS AV N
7	191980	0090	6/6/05	\$420,000	1220	1190	7	1924	4	6770	0	0	9014 WALLINGFORD AV N
7	295790	0140	9/9/03	\$325,000	1220	1220	7	1950	3	7339	0	0	8905 MERIDIAN AV N
7	322604	9488	2/24/05	\$410,000	1220	580	7	1920	4	9641	0	0	9026 MERIDIAN PL N
7	435870	0032	10/4/05	\$323,000	1220	450	7	1946	3	7205	0	0	1527 N 107TH ST
7	546430	0275	1/13/05	\$415,000	1220	750	7	1961	4	7395	0	0	10354 DENSMORE AV N
7	435870	0035	10/5/05	\$332,700	1230	0	7	1967	3	11075	0	0	1521 N 107TH ST
7	304770	0135	11/4/04	\$412,500	1240	720	7	1972	4	5700	0	0	8538 DENSMORE AV N
7	630000	0337	1/24/03	\$299,000	1240	1210	7	1955	3	9488	0	0	10515 ASHWORTH AV N
7	191980	0126	5/13/04	\$344,950	1250	620	7	1959	3	7255	0	0	1820 N 90TH ST
7	431070	0430	11/6/03	\$249,950	1250	0	7	2003	3	1821	0	0	9726 B WOODLAWN AV N
7	431070	0431	11/7/03	\$249,950	1250	0	7	2003	3	1290	0	0	9726 A WOODLAWN AV N
7	431070	0432	12/2/03	\$253,000	1250	0	7	2003	3	1286	0	0	9728 A WOODLAWN AV N
7	431070	0433	4/26/05	\$329,800	1250	0	7	2003	3	1716	0	0	9728 B WOODLAWN AV N
7	431070	0433	11/8/03	\$249,950	1250	0	7	2003	3	1716	0	0	9728 B WOODLAWN AV N
7	431070	2285	3/10/05	\$355,000	1260	0	7	1946	3	5000	0	0	9256 DENSMORE AV N
7	431070	2285	8/14/03	\$249,000	1260	0	7	1946	3	5000	0	0	9256 DENSMORE AV N
7	191980	0240	4/23/05	\$315,000	1270	0	7	1987	3	3546	0	0	9059 BURKE AV N

Improved Sales Used In This Physical Inspection Analysis
Area 6

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	316660	0050	1/2/04	\$320,000	1270	440	7	1950	4	10316	0	0	1820 N 97TH ST
7	322604	9529	1/28/03	\$260,000	1270	890	7	1990	3	10292	0	0	9028 B CORLISS AV N
7	630050	0870	1/22/04	\$293,000	1270	730	7	1930	4	4980	0	0	10033 INTERLAKE AV N
7	322604	9061	8/26/03	\$253,500	1290	720	7	1990	3	7326	0	0	9028 A CORLISS AV N
7	802170	0725	4/9/04	\$336,000	1300	0	7	1988	3	2250	0	0	2129 N 88TH ST
7	099300	0040	4/22/05	\$415,000	1310	0	7	1921	5	4100	0	0	8849 ASHWORTH AV N
7	099300	0075	4/26/04	\$420,000	1310	1310	7	1970	4	5125	0	0	8836 INTERLAKE AV N
7	802170	0950	3/15/04	\$275,000	1320	0	7	1984	3	2250	0	0	2153 N 87TH ST
7	237670	0043	3/14/05	\$330,000	1330	0	7	1985	3	3199	0	0	9217 COLLEGE WY N
7	237670	0044	3/11/03	\$265,000	1330	0	7	1985	3	3199	0	0	9215 COLLEGE WY N
7	237670	0045	9/29/05	\$352,000	1330	0	7	1985	3	3199	0	0	9213 COLLEGE WY N
7	237670	0047	9/19/03	\$274,950	1330	0	7	1987	3	3199	0	0	9209 COLLEGE WY N
7	312604	9205	6/24/03	\$299,000	1330	1120	7	1944	3	9222	0	0	9205 WALLINGFORD AV N
7	630050	0434	2/4/04	\$289,980	1330	850	7	1928	4	5165	0	0	10336 STONE AV N
7	312604	9166	8/4/04	\$312,300	1340	0	7	1940	4	5001	0	0	8527 DENSMORE AV N
7	435870	0086	6/6/05	\$300,000	1340	0	7	1954	4	8970	0	0	10740 ASHWORTH AV N
7	322604	9478	10/21/03	\$275,000	1350	0	7	1964	4	9000	0	0	9051 CORLISS AV N
7	431070	0255	3/14/05	\$300,000	1350	0	7	1986	3	2698	0	0	9701 WALLINGFORD AV N
7	322604	9559	6/3/05	\$372,000	1350	900	7	1999	3	5001	0	0	8906 CORLISS AV N
7	565910	0040	2/13/04	\$310,000	1350	1350	7	1950	3	7642	0	0	8620 CORLISS AV N
7	191980	0165	1/7/04	\$322,000	1370	0	7	1958	4	6750	0	0	9023 BURKE AV N
7	435870	0122	6/22/05	\$375,000	1370	0	7	1942	3	6500	0	0	1530 N 107TH ST
7	802170	0850	3/5/03	\$280,000	1370	0	7	1989	3	2250	0	0	2134 N 87TH ST
7	304770	0025	9/23/04	\$399,950	1400	0	7	2001	3	5700	0	0	8544 ASHWORTH AV N
7	431070	1900	8/7/03	\$372,000	1400	450	7	1976	4	6000	0	0	9508 DENSMORE AV N
7	099300	2345	11/28/03	\$337,500	1410	0	7	1916	4	5445	0	0	8501 ASHWORTH AV N
7	191980	0310	11/18/05	\$351,000	1410	0	7	1987	3	3375	0	0	9026 BURKE AV N
7	431070	1855	5/21/03	\$252,000	1430	0	7	1910	5	5000	0	0	9530 DENSMORE AV N
7	431070	0090	4/16/04	\$376,360	1450	700	7	1923	4	5134	0	0	9718 WALLINGFORD AV N
7	099300	1007	9/22/03	\$283,500	1460	510	7	1995	3	2109	0	0	8821 INTERLAKE AV N
7	099300	1205	3/26/03	\$375,000	1460	220	7	1936	4	5125	0	0	8533 ASHWORTH AV N
7	099300	2320	6/18/04	\$369,900	1460	0	7	2004	3	2812	0	0	8523 ASHWORTH AV N

Improved Sales Used In This Physical Inspection Analysis
Area 6

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	304770	0065	6/7/05	\$463,854	1470	0	7	1911	5	5700	0	0	8539 DENSMORE AV N
7	312604	9164	5/17/05	\$469,950	1480	320	7	1939	4	13217	0	0	10059 DENSMORE AV N
7	199720	0145	9/20/05	\$393,000	1490	0	7	1946	5	7723	0	0	8856 DENSMORE AV N
7	191980	0250	6/22/04	\$312,000	1500	0	7	1989	3	4404	0	0	9060 BURKE AV N
7	199720	0185	4/12/04	\$425,000	1500	0	7	1948	5	8000	0	0	8831 DENSMORE AV N
7	802170	0390	8/17/05	\$428,000	1520	0	7	2005	3	2250	0	0	2158 N 89TH ST
7	312604	9292	9/2/05	\$401,000	1540	0	7	1950	4	7610	0	0	8559 BURKE AV N
7	630050	0890	10/25/04	\$312,000	1540	0	7	1982	3	4980	0	0	10051 INTERLAKE AV N
7	312604	9325	10/17/05	\$464,351	1550	0	7	1925	4	7020	0	0	9257 COLLEGE WY N
7	312604	9325	10/23/03	\$358,000	1550	0	7	1925	4	7020	0	0	9257 COLLEGE WY N
7	312604	9222	9/23/03	\$425,000	1560	300	7	1926	4	8650	0	0	8517 WALLINGFORD AV N
7	431070	2310	4/16/03	\$349,000	1590	0	7	1998	3	5000	0	0	9240 DENSMORE AV N
7	191980	0420	5/27/03	\$316,000	1630	680	7	1968	3	6770	0	0	9027 MERIDIAN AV N
7	312604	9127	9/9/03	\$295,000	1630	0	7	1978	3	7207	0	0	10015 DENSMORE AV N
7	322604	9532	9/19/05	\$395,000	1640	0	7	1991	3	5000	0	0	2310 N 88TH ST
7	302230	0020	4/1/03	\$315,000	1680	900	7	1951	3	10917	0	0	9040 MERIDIAN AV N
7	191980	0045	4/12/04	\$414,000	1720	0	7	1998	3	6770	0	0	9036 WALLINGFORD AV N
7	191980	0220	7/8/03	\$324,950	1740	0	7	1999	3	3375	0	0	9051 BURKE AV N
7	191980	0230	3/10/03	\$325,000	1740	0	7	1999	3	3375	0	0	9053 BURKE AV N
7	546430	0175	6/2/04	\$375,000	1750	0	7	1962	4	8280	0	0	10019 WALLINGFORD AV N
7	546430	0176	1/2/03	\$245,000	1760	0	7	1962	4	7600	0	0	10031 WALLINGFORD AV N
7	191980	0215	9/9/04	\$363,000	1820	1270	7	1902	4	6750	0	0	9047 BURKE AV N
7	312604	9295	5/7/04	\$481,500	1830	1000	7	1946	4	7047	0	0	1927 N 90TH ST
7	546430	0165	7/19/05	\$369,000	1920	0	7	1924	3	9233	0	0	10011 WALLINGFORD AV N
7	312604	9134	1/8/04	\$318,000	2000	0	7	1999	3	7211	0	0	10035 DENSMORE AV N
7	312604	9079	5/16/05	\$560,000	2110	580	7	1996	3	7797	0	0	8615 MERIDIAN AV N
7	312604	9079	2/10/04	\$460,000	2110	580	7	1996	3	7797	0	0	8615 MERIDIAN AV N
7	199720	0215	8/24/04	\$521,000	2450	1380	7	1938	5	6988	0	0	8809 DENSMORE AV N
7	912910	0035	4/1/03	\$454,000	2840	810	7	1979	4	8308	0	0	8501 WALLINGFORD AV N
7	546430	0260	7/28/05	\$400,000	1180	330	8	1949	4	9195	0	0	10338 DENSMORE AV N
7	802170	1035	6/10/05	\$471,500	1210	710	8	1999	3	2250	0	0	2131 N 87TH ST
7	099300	0157	10/17/03	\$282,000	1220	0	8	2003	3	1683	0	0	8847 A INTERLAKE AV N

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	099300	1077	4/21/05	\$322,000	1230	0	8	2005	3	1638	0	0	8827 C INTERLAKE AV N
7	312604	9384	5/10/04	\$375,000	1330	740	8	1987	3	5200	0	0	8605 MERIDIAN AV N
7	431070	0711	5/25/04	\$325,000	1350	0	8	2003	3	1848	0	0	9700 ASHWORTH AV N
7	431070	0711	5/8/03	\$304,000	1350	0	8	2003	3	1848	0	0	9700 ASHWORTH AV N
7	431070	0712	5/4/05	\$364,000	1350	0	8	2003	3	1600	0	0	1502 N 97TH ST
7	431070	0712	5/21/03	\$285,000	1350	0	8	2003	3	1600	0	0	1502 N 97TH ST
7	312604	9339	4/29/03	\$330,000	1390	690	8	1959	3	5638	0	0	8527 BURKE AV N
7	099300	1330	9/2/05	\$326,200	1410	0	8	2005	3	1332	0	0	8539 A INTERLAKE AV N
7	099300	1340	8/31/05	\$328,250	1410	0	8	2005	3	1499	0	0	8545 A INTERLAKE AV N
7	312604	9304	6/12/03	\$407,000	1410	1410	8	1960	3	7020	0	0	9254 WALLINGFORD AV N
7	312604	9393	10/23/03	\$375,000	1410	870	8	1989	3	5265	0	0	1809 N 88TH ST
7	099300	1333	8/26/05	\$335,000	1410	0	8	2005	3	1499	0	0	8539 B INTERLAKE AV N
7	099300	1341	8/29/05	\$345,000	1430	0	8	2005	3	1448	0	0	8543 B INTERLAKE AV N
7	099300	1342	9/2/05	\$345,000	1430	0	8	2005	3	1383	0	0	8543 A INTERLAKE AV N
7	099300	1343	9/9/05	\$325,000	1430	0	8	2005	3	1332	0	0	8545 B INTERLAKE AV N
7	099300	1331	8/29/05	\$325,000	1430	0	8	2005	3	1383	0	0	8537 B INTERLAKE AV N
7	099300	1332	9/2/05	\$328,990	1430	0	8	2005	3	1448	0	0	8537 A INTERLAKE AV N
7	199720	0070	11/10/05	\$640,000	1450	0	8	1916	5	7941	0	0	8803 WALLINGFORD AV N
7	099300	2225	8/2/04	\$287,300	1520	0	8	2004	3	1245	0	0	8501 B INTERLAKE AV N
7	099300	2235	7/21/04	\$280,850	1520	0	8	2004	3	1294	0	0	8509 B INTERLAKE AV N
7	099300	2245	7/9/04	\$289,240	1520	0	8	2004	3	1470	0	0	8515 B INTERLAKE AV N
7	099300	2255	6/24/04	\$305,950	1520	0	8	2004	3	1310	0	0	8521 B INTERLAKE AV N
7	099300	2226	1/26/05	\$320,000	1520	0	8	2004	3	1451	0	0	8503 A INTERLAKE AV N
7	099300	2226	8/5/04	\$259,950	1520	0	8	2004	3	1451	0	0	8503 A INTERLAKE AV N
7	099300	2236	7/15/04	\$273,950	1520	0	8	2004	3	1480	0	0	8509 A INTERLAKE AV N
7	099300	2246	7/7/04	\$279,950	1520	0	8	2004	3	1315	0	0	8515 A INTERLAKE AV N
7	099300	2256	6/16/04	\$301,912	1520	0	8	2004	3	1470	0	0	8521 A INTERLAKE AV N
7	099300	0155	9/24/03	\$287,950	1530	0	8	2003	3	2069	0	0	8847 C INTERLAKE AV N
7	099300	1075	4/12/05	\$330,000	1530	0	8	2005	3	2070	0	0	8827 A INTERLAKE AV N
7	099300	2227	7/19/04	\$275,500	1550	0	8	2004	3	1470	0	0	8503 B INTERLAKE AV N
7	099300	2228	8/6/04	\$269,650	1550	0	8	2004	3	1676	0	0	8505 A INTERLAKE AV N
7	099300	2237	7/23/04	\$283,650	1550	0	8	2004	3	1609	0	0	8511 B INTERLAKE AV N

Improved Sales Used In This Physical Inspection Analysis
Area 6

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	099300	2238	7/16/04	\$290,500	1550	0	8	2004	3	1459	0	0	8511 A INTERLAKE AV N
7	099300	2247	6/23/04	\$292,800	1550	0	8	2004	3	1469	0	0	8517 B INTERLAKE AV N
7	099300	2248	6/14/04	\$286,950	1550	0	8	2004	3	1588	0	0	8517 A INTERLAKE AV N
7	099300	2257	6/23/04	\$301,500	1550	0	8	2004	3	1605	0	0	8521 B INTERLAKE AV N
7	099300	2258	6/9/04	\$297,500	1550	0	8	2004	3	1453	0	0	8523 A INTERLAKE AV N
7	802170	1155	6/7/05	\$515,000	1560	730	8	1982	4	3375	0	0	2126 N 86TH ST
7	191980	0322	8/12/04	\$519,650	1570	790	8	2004	3	5063	0	0	9020 BURKE AV N
7	099300	1076	4/13/05	\$330,000	1590	0	8	2005	3	1412	0	0	8827 B INTERLAKE AV N
7	099300	0156	12/14/05	\$353,000	1610	0	8	2003	3	1375	0	0	8847 B INTERLAKE AV N
7	099300	0156	9/18/03	\$287,950	1610	0	8	2003	3	1375	0	0	8847 B INTERLAKE AV N
7	312604	9067	8/3/04	\$419,900	1700	0	8	2000	3	7425	0	0	1608 N 90TH ST
7	802170	1220	2/18/03	\$320,000	1700	950	8	1969	3	4500	2	0	2151 N 86TH ST
7	099300	2285	5/27/05	\$300,000	1800	0	8	1948	3	5940	0	0	8502 INTERLAKE AV N
7	431070	1835	4/23/03	\$379,950	1800	1330	8	1979	5	5000	0	0	9540 DENSMORE AV N
7	191980	0320	9/2/04	\$519,950	1970	520	8	2004	3	3375	0	0	9022 BURKE AV N
7	322604	9542	11/11/05	\$472,000	2050	0	8	1994	3	7202	0	0	9022 MERIDIAN PL N
7	312604	9431	9/14/04	\$450,000	2090	0	8	2004	3	7211	0	0	10033 DENSMORE AV N
7	295790	0027	3/28/03	\$365,000	2130	0	8	1990	3	5160	0	0	1816 N 88TH ST
7	322604	9493	10/13/05	\$438,000	2190	0	8	1968	3	7559	0	0	2305 N 92ND ST
7	322604	9367	4/30/03	\$521,250	2719	0	8	1999	3	12040	0	0	9012 MERIDIAN AV N
7	912910	0020	6/28/04	\$549,950	3040	0	8	1987	3	8587	0	0	8512 DENSMORE AV N
7	312604	9188	9/20/04	\$619,000	2330	0	9	2004	3	5001	0	0	8517 DENSMORE AV N
7	099300	2303	7/6/04	\$595,000	2440	0	9	2004	3	4205	0	0	8519 ASHWORTH AV N
7	099300	2304	8/3/04	\$619,445	2440	0	9	2004	3	4206	0	0	8521 ASHWORTH AV N
7	304770	0075	5/3/05	\$659,000	2510	0	9	2005	3	5387	0	0	8545 DENSMORE AV N
7	435870	0050	4/30/03	\$367,500	2600	0	9	1977	3	9500	0	0	10525 DENSMORE AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	016400	0177	8/20/03	\$202,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	016400	0181	9/18/03	\$166,000	NO MARKET EXPOSURE
2	016400	0416	9/17/03	\$255,000	RELOCATION - SALE TO SERVICE
2	178760	0187	2/13/04	\$254,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	178760	0197	2/14/05	\$290,000	NO MARKET EXPOSURE
2	192604	9047	5/24/04	\$317,500	NO MARKET EXPOSURE
2	192604	9076	11/10/03	\$349,500	SEGREGATION AND/OR MERGER;
2	192604	9277	5/19/04	\$220,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
2	192604	9421	6/23/04	\$38,315	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
2	291870	0070	4/28/03	\$238,600	NON-REPRESENTATIVE SALE
2	291870	0110	3/1/05	\$325,000	NO MARKET EXPOSURE
2	291870	0140	10/25/05	\$384,000	NO MARKET EXPOSURE
2	291870	0150	2/23/05	\$70,137	QUIT CLAIM DEED
2	615020	0157	2/16/05	\$78,741	RELATED PARTY, FRIEND, OR NEIGHBOR
2	615020	0280	11/30/04	\$380,000	SEGREGATION AND/OR MERGER
2	615020	0345	10/7/04	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	615020	0405	2/3/05	\$260,000	NO MARKET EXPOSURE
2	615020	0425	4/19/04	\$343,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
2	615020	0480	7/27/05	\$171,250	NO MARKET EXPOSURE
2	615070	0204	9/18/03	\$140,506	PARTIAL INTEREST (103, 102, ETC.)
2	615070	0240	1/2/04	\$226,000	NO MARKET EXPOSURE
2	615070	0276	1/23/03	\$185,000	NO MARKET EXPOSURE
2	615070	0379	9/8/04	\$68,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	641460	0006	7/9/03	\$180,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
2	641460	0124	1/8/04	\$103,420	QUIT CLAIM DEED
2	641460	0171	7/23/03	\$234,990	SEGREGATION AND/OR MERGER
2	641460	0172	6/20/03	\$225,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
2	641460	0212	4/24/03	\$47,849	RELATED PARTY, FRIEND, OR NEIGHBOR
2	641460	0241	6/23/03	\$300,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
2	641510	0062	7/13/05	\$160,000	OBSOLESCENCE
2	641510	0113	4/2/04	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	645030	3695	7/12/04	\$240,000	SEGREGATION AND/OR MERGER
2	645030	4140	7/25/05	\$280,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
2	645030	4355	7/26/04	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	645030	4725	6/15/04	\$225,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
2	645030	4725	11/26/03	\$245,000	SEGREGATION AND/OR MERGER
2	645030	4755	5/20/04	\$371,280	NO MARKET EXPOSURE
2	645030	4785	2/14/03	\$200,000	SEGREGATION AND/OR MERGER
2	645030	4795	12/29/05	\$221,250	NO MARKET EXPOSURE
2	718080	0040	7/3/03	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	020230	0050	10/29/04	\$171,825	RELATED PARTY, FRIEND, OR NEIGHBOR
3	178760	0145	3/3/03	\$261,500	NON-REPRESENTATIVE SALE

Improved Sales Removed From This Physical Inspection Analysis
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3	178760	0147	4/3/03	\$225,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	178760	0152	11/13/03	\$77,040	QUIT CLAIM DEED
3	178760	0245	12/9/05	\$350,000	NO MARKET EXPOSURE
3	202604	9069	4/4/03	\$185,000	NON-REPRESENTATIVE SALE
3	202604	9083	4/9/03	\$148,000	NO MARKET EXPOSURE
3	283210	0225	2/23/05	\$325,000	NO MARKET EXPOSURE
3	283210	0275	12/21/04	\$350,000	UNFINISHED AREA
3	283210	0685	2/18/03	\$340,000	NO MARKET EXPOSURE
3	283210	0730	7/6/05	\$259,000	NO MARKET EXPOSURE
3	283210	0910	2/14/03	\$119,960	RELATED PARTY, FRIEND, OR NEIGHBOR
3	641510	0031	1/16/03	\$245,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	641510	0320	2/25/04	\$365,000	SEGREGATION AND/OR MERGER
3	641510	0323	10/28/03	\$209,000	NO MARKET EXPOSURE
3	645030	0830	10/28/04	\$230,000	NO MARKET EXPOSURE
3	645030	1070	11/19/03	\$226,000	NO MARKET EXPOSURE
3	645030	1205	11/17/03	\$255,000	NO MARKET EXPOSURE
3	645030	1395	12/16/03	\$189,350	NO MARKET EXPOSURE
3	645030	1405	4/4/05	\$252,500	NO MARKET EXPOSURE
3	645030	1555	6/22/05	\$210,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	645030	2205	1/31/03	\$189,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	645030	2385	9/10/03	\$193,000	PARTIAL INTEREST (103, 102, ETC.)
3	645030	2505	12/17/03	\$79,975	RELATED PARTY, FRIEND, OR NEIGHBOR
3	645030	2620	8/29/03	\$265,000	RELOCATION - SALE TO SERVICE
3	645030	3125	11/25/03	\$195,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	645030	3165	7/8/03	\$242,500	UNFINISHED AREA
3	645030	3175	5/7/04	\$230,000	NO MARKET EXPOSURE
3	645030	3190	9/22/05	\$250,000	TRADE
3	645030	3230	12/2/05	\$290,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	645030	3310	1/23/04	\$172,000	NO MARKET EXPOSURE
3	645030	3440	8/6/03	\$257,500	NO MARKET EXPOSURE
5	207260	0010	4/26/05	\$275,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	207260	0010	10/24/05	\$385,000	NO MARKET EXPOSURE
5	223850	0020	7/23/03	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	292604	9057	8/21/03	\$57,348	RELATED PARTY, FRIEND, OR NEIGHBOR
5	292604	9159	2/16/05	\$43,266	QUIT CLAIM DEED; STATEMENT TO DOR
5	302604	9074	9/19/05	\$605,000	NO MARKET EXPOSURE
5	303420	0125	8/28/03	\$512,000	UNFINISHED AREA
5	303420	0197	4/21/04	\$265,000	UNFINISHED AREA
5	303420	0200	6/4/03	\$155,415	RELATED PARTY, FRIEND, OR NEIGHBOR
5	303420	0202	8/8/03	\$119,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
5	303420	0204	11/6/03	\$91,598	RELATED PARTY, FRIEND, OR NEIGHBOR
5	303420	0235	7/30/03	\$250,000	QUIT CLAIM DEED; AND OTHER WARNINGS
5	303420	0541	6/1/05	\$304,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	303420	0614	1/6/03	\$248,000	NON-REPRESENTATIVE SALE
5	303420	0656	7/20/05	\$764,500	NO MARKET EXPOSURE
5	303420	0680	5/15/03	\$292,000	NON-REPRESENTATIVE SALE
5	303420	0707	11/5/04	\$187,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	303420	0707	10/6/04	\$129,897	QUIT CLAIM DEED; STATEMENT TO DOR
5	303420	0726	12/9/04	\$247,500	NO MARKET EXPOSURE

Improved Sales Removed From This Physical Inspection Analysis
Area 6

5	303420	0856	4/25/05	\$250,000	NO MARKET EXPOSURE
5	303420	0903	12/20/04	\$264,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	303420	0950	8/5/05	\$325,000	NO MARKET EXPOSURE
5	303420	0965	10/27/04	\$510,000	SEGREGATION AND/OR MERGER
5	353190	0032	9/17/04	\$53,813	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
5	438320	0045	10/29/03	\$190,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	438320	0050	12/12/03	\$160,000	NON-REPRESENTATIVE SALE
5	641160	0099	7/21/03	\$96,775	RELATED PARTY, FRIEND, OR NEIGHBOR
5	641160	0116	3/25/04	\$305,000	NON-REPRESENTATIVE SALE
5	641160	0275	6/18/04	\$225,600	NO MARKET EXPOSURE
5	641210	0026	6/27/03	\$184,875	BANKRUPTCY - RECEIVER OR TRUSTEE
5	641210	0051	1/29/05	\$168,513	RELATED PARTY, FRIEND, OR NEIGHBOR
5	641210	0144	7/7/03	\$36,029	PARTIAL INTEREST (103, 102, ETC.)
5	641210	0150	4/8/05	\$450,000	NO MARKET EXPOSURE
5	641210	0165	1/28/03	\$208,000	NON-REPRESENTATIVE SALE
5	641210	0165	8/11/04	\$91,583	RELATED PARTY, FRIEND, OR NEIGHBOR
5	641210	0222	8/8/05	\$5,000	QUIT CLAIM DEED; DOR RATIO
5	641260	0006	11/10/03	\$188,000	NO MARKET EXPOSURE
5	932580	0120	3/29/04	\$254	DOR RATIO
7	099300	0075	2/6/04	\$245,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
7	099300	0090	5/17/04	\$443,000	NO MARKET EXPOSURE
7	099300	1285	4/18/05	\$433,340	IMPROVEMENT COUNT
7	099300	1375	2/13/03	\$1,600	EASEMENT OR RIGHT-OF-WAY; DOR RATIO
7	099300	2285	5/4/04	\$200,000	NO MARKET EXPOSURE
7	099300	2330	9/16/05	\$497,000	NO MARKET EXPOSURE
7	099300	2335	12/30/05	\$318,000	NO MARKET EXPOSURE
7	099300	2360	10/29/03	\$7,500	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
7	191980	0090	4/1/04	\$320,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
7	191980	0165	1/17/03	\$143,835	QUIT CLAIM DEED
7	199720	0025	9/26/05	\$530,000	NO MARKET EXPOSURE
7	199720	0035	10/4/05	\$210,000	NO MARKET EXPOSURE
7	199720	0040	7/30/03	\$321,039	NO MARKET EXPOSURE
7	199720	0155	3/30/05	\$317,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	295790	0015	7/14/04	\$337,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	304770	0185	12/28/05	\$290,000	QUIT CLAIM DEED
7	304770	0210	2/20/04	\$250,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
7	304770	0230	8/22/05	\$495,000	NON-REPRESENTATIVE SALE
7	312604	9101	7/29/03	\$454,000	IMPROVEMENT COUNT
7	312604	9111	5/22/03	\$251,000	OBSOLESCENCE
7	312604	9193	3/14/03	\$23,079	STATEMENT TO DOR; DOR RATIO
7	312604	9239	9/1/05	\$215,260	NO MARKET EXPOSURE
7	312604	9301	2/26/04	\$500,000	NO MARKET EXPOSURE
7	312604	9332	9/12/05	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	312604	9351	6/7/05	\$402,250	NO MARKET EXPOSURE
7	322604	9388	7/29/03	\$250,000	NO MARKET EXPOSURE
7	322604	9488	8/25/04	\$130,082	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
7	431070	0130	9/12/05	\$325,000	NO MARKET EXPOSURE
7	431070	0355	6/1/04	\$215,000	NO MARKET EXPOSURE
7	431070	0415	3/16/04	\$350,000	NO MARKET EXPOSURE

Improved Sales Removed From This Physical Inspection Analysis
Area 6

7	431070	0485	5/4/05	\$111,176	RELATED PARTY, FRIEND, OR NEIGHBOR
7	431070	0575	9/30/03	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	431070	2085	7/3/03	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	431070	2287	3/12/03	\$175,000	IMPROVEMENT COUNT
7	435870	0071	1/3/03	\$43,646	PARTIAL INTEREST (103, 102, ETC.) DOR RATIO
7	546430	0160	6/18/04	\$73,331	RELATED PARTY, FRIEND, OR NEIGHBOR
7	546430	0165	10/16/03	\$420,000	NO MARKET EXPOSURE
7	546430	0180	11/19/03	\$340,000	NON-REPRESENTATIVE SALE
7	546430	0276	2/14/03	\$275,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
7	630000	0246	1/27/03	\$55,900	RELATED PARTY, FRIEND, OR NEIGHBOR
7	630000	0286	6/2/04	\$226,000	NON-REPRESENTATIVE SALE
7	630050	0183	7/7/05	\$375,000	NO MARKET EXPOSURE
7	630050	0405	4/21/05	\$84,375	QUIT CLAIM DEED
7	630050	0435	8/26/05	\$117,449	QUIT CLAIM DEED
7	630050	0560	2/16/05	\$196,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
7	630050	0560	7/23/04	\$108,095	NO MARKET EXPOSURE
7	630050	0620	6/17/04	\$220,480	NON-REPRESENTATIVE SALE
7	630050	0730	10/22/03	\$79,736	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
7	630050	0770	3/8/04	\$239,000	NON-REPRESENTATIVE SALE
7	630050	0785	6/25/04	\$170,000	NO MARKET EXPOSURE
7	630050	0820	2/25/04	\$33,154	RELATED PARTY, FRIEND, OR NEIGHBOR
7	630050	0860	10/28/03	\$230,000	NO MARKET EXPOSURE
7	630050	0885	5/17/05	\$33,005	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
7	802170	0075	3/19/03	\$63,000	NO MARKET EXPOSURE; OBSOLESCENCE
7	802170	0150	12/27/05	\$385,000	NO MARKET EXPOSURE
7	802170	0185	10/29/03	\$192,060	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
7	802170	0385	12/10/04	\$275,000	SEGREGATION AND/OR MERGER
7	802170	0545	1/16/03	\$285,000	RELOCATION - SALE TO SERVICE
7	802170	0815	6/3/04	\$98,622	QUIT CLAIM DEED; STATEMENT TO DOR
7	802170	0815	8/23/03	\$85,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	912910	0010	6/4/04	\$203,200	RELATED PARTY, FRIEND, OR NEIGHBOR

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 98.8%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2005 and 2006 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2006 assessment year (taxes payable in 2007) results in an average total change from the 2005 assessments of +7.4%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 6 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is 98.8%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	11	0.912	1.018	11.6%	0.936	1.100
6	104	0.900	0.987	9.7%	0.964	1.011
7	378	0.919	0.993	8.1%	0.980	1.007
8	118	0.934	0.981	5.0%	0.960	1.003
9	16	0.820	0.952	16.2%	0.869	1.035
10	2	0.966	0.940	-2.7%	-0.226	2.106
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1921-1930	38	0.875	0.953	8.8%	0.905	1.001
1931-1940	30	0.917	0.997	8.7%	0.956	1.038
1941-1950	185	0.899	0.995	10.7%	0.976	1.013
1951-1960	122	0.907	1.000	10.2%	0.976	1.023
1961-1970	45	0.905	0.981	8.4%	0.934	1.029
1971-1980	29	0.929	1.020	9.8%	0.967	1.072
1981-1990	35	0.946	1.001	5.9%	0.956	1.047
1991-2000	37	0.933	0.972	4.2%	0.931	1.014
>2000	86	0.945	0.990	4.8%	0.970	1.011
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	1	0.956	0.996	4.2%	N/A	N/A
Average	308	0.944	0.995	5.3%	0.981	1.008
Good	274	0.904	0.991	9.6%	0.975	1.008
Very Good	46	0.800	0.934	16.7%	0.885	0.983
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	407	0.905	0.988	9.1%	0.975	1.000
1.5	73	0.927	0.979	5.5%	0.948	1.010
2	105	0.915	0.991	8.2%	0.964	1.017
2.5	1	0.802	0.965	20.3%	N/A	N/A
3	43	0.996	1.002	0.6%	0.972	1.032

Area 6 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is 98.8%.

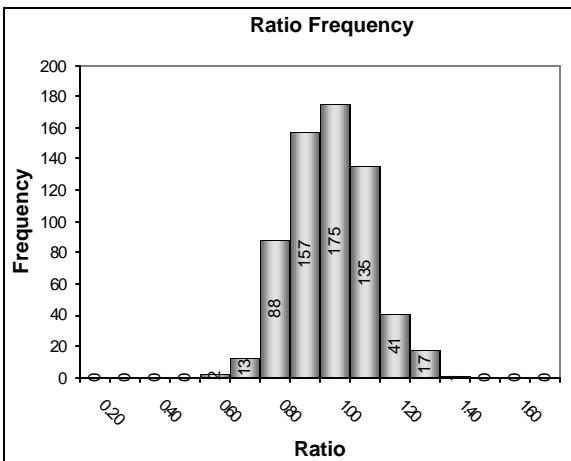
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	65	0.888	0.996	12.1%	0.966	1.026
0801-1000	102	0.911	0.993	9.0%	0.967	1.018
1001-1500	290	0.923	0.986	6.9%	0.972	1.001
1501-2000	111	0.938	1.007	7.3%	0.980	1.034
3001-4000	2	0.833	0.996	19.5%	0.566	1.426
2001-2500	45	0.914	0.975	6.7%	0.942	1.008
2501-3000	14	0.818	0.922	12.7%	0.837	1.007
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	621	0.918	0.991	7.9%	0.981	1.001
Yes	8	0.820	0.868	5.9%	0.724	1.012
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	626	0.918	0.991	7.9%	0.981	1.001
Yes	3	0.733	0.801	9.3%	0.439	1.163
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
2	136	0.907	0.997	9.9%	0.976	1.017
3	119	0.911	0.987	8.4%	0.965	1.009
5	130	0.928	0.983	6.0%	0.960	1.006
7	244	0.915	0.987	7.8%	0.969	1.004
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	61	0.977	0.989	1.2%	0.964	1.013
03000-05000	91	0.914	0.981	7.3%	0.951	1.011
05001-08000	329	0.912	0.992	8.8%	0.978	1.006
08001-12000	138	0.916	0.992	8.3%	0.969	1.015
>12000	10	0.782	0.924	18.1%	0.831	1.016

2005 Improved Parcel Ratio Analysis

District/Team: NW / Team 3	Lien Date: 01/01/2005	Date of Report: 7/11/2006	Sales Dates: 1/2003 - 12/2005
Area Haller / Bitter Lakes / Licton Springs	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 629 Mean Assessed Value 291,600 Mean Sales Price 318,500 Standard Deviation AV 71.457 Standard Deviation SP 95.708			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.933 Median Ratio 0.933 Weighted Mean Ratio 0.916			
UNIFORMITY			
Lowest ratio 0.554 Highest ratio: 1.312 Coefficient of Dispersion 11.45% Standard Deviation 0.131 Coefficient of Variation 14.07% Price Related Differential (PRD) 1.019			
RELIABILITY			
95% Confidence: Median Lower limit 0.917 Upper limit 0.945 95% Confidence: Mean Lower limit 0.922 Upper limit 0.943			
SAMPLE SIZE EVALUATION			
N (population size) 3442 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.131 Recommended minimum: 28 Actual sample size: 629 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 314 # ratios above mean: 315 Z: 0.040 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			

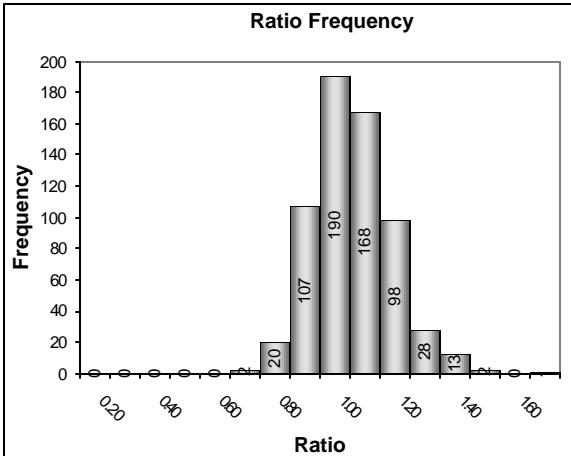


COMMENTS:

1 to 3 Unit Residences throughout area 6

2006 Improved Parcel Ratio Analysis

District/Team: NW / Team 3	Lien Date: 01/01/2006	Date of Report: 7/11/2006	Sales Dates: 1/2003 - 12/2005
Area Haller / Bitter Lakes / Licton Springs	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 629 Mean Assessed Value 314,700 Mean Sales Price 318,500 Standard Deviation AV 76,607 Standard Deviation SP 95,708			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 1.006 Median Ratio 0.997 Weighted Mean Ratio 0.988			
UNIFORMITY			
Lowest ratio 0.625 Highest ratio: 1.605 Coefficient of Dispersion 10.28% Standard Deviation 0.130 Coefficient of Variation 12.91% Price Related Differential (PRD) 1.019			
RELIABILITY			
95% Confidence: Median Lower limit 0.981 Upper limit 1.009 95% Confidence: Mean Lower limit 0.996 Upper limit 1.017			
SAMPLE SIZE EVALUATION			
N (population size) 3442 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.130 Recommended minimum: 27 Actual sample size: 629 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 331 # ratios above mean: 298 Z: 1.316 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork.

*The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is

being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.
[1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct*
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



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Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr